



### NOTICE OF PUBLIC HEARING

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

**DATE:** 3/9/2023  
**TIME:** 6:00 PM  
**ZOOM:** <https://zoom.us/j/91483299515>

**RECEIVED**  
By City Clerk at 2:18 pm, Mar 07, 2023

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 Historic Preservation. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

**ATTENTION:** This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to: <https://zoom.us/j/91483299515> or calling +1 929 436 2866 US and entering meeting id #914 8329 9515. You can also submit written comments or questions to [FortPointLDC@boston.gov](mailto:FortPointLDC@boston.gov).

#### I. DESIGN REVIEW HEARING

**REVISED**  
2:19 pm, Mar 07, 2023

**APP # 23.0654 FPC**      **25 THOMSON PLACE**

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

**APP # 23.0655 FPC**      **25 THOMSON PLACE**

Applicant: Nate Turner  
Proposed Work: Install signage including lit lettering, blade sign and menu placard.

**APP # 23.0651 FPC**      **THOMSON PLACE**

Applicant: Paul Connolly  
Proposed Work: Install signage and wayfinding graphics.

**APP # 23.0652 FPC**      **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.



**APP # 23.0588 FPC** — ~~**280 SUMMER STREET**~~ **Withdrawn by applicant**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** **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.*

**APP # 23.0645 FPC** — ~~**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** — ~~**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** **44 FARNSWORTH STREET**

Applicant: David Barbagallo

Proposed Work: Install antennas along the existing gamma sector.

**APP # 23.0653 FPC** **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.

**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](mailto:FortPointLDC@boston.gov) Thank you.

**APP # 23.0590 FPC**

**332 CONGRESS STREET:** Repoint mortar joints, replace damaged brick, repair cracked stone, replace sealant at window perimeter joints, window glazing joints, metal-to-metal window frame joints, cast iron masonry joints and all penetration perimeter joints, cast iron and wood surfaces will be scraped, primed and repainted - all to match existing.

**APP # 23.0645 FPC**

**381 CONGRESS STREET:** At rear elevation facing Summer Street: in kind repointing of brick mortar joints; removal of spalled/cracked brick faces and replaced in kind; application of clear water repellent to the entire area. At rear elevation (south) facing Summer Street: removal and replacement of 500 square feet of brick units.

**APP # 23.0622 FPC**

**44 FARNSWORTH STREET:** Replace sealants at window perimeter joints, window glazing joints, metal-to-metal window frame joints, brick masonry expansion joints, and precast concrete panel to panel joints matching colors of the sealants installed at the north elevation.

**APP # 23.0623 FPC**

**263 SUMMER STREET:** Repoint chimney to match existing; repoint brick mortar joints to match existing; replace spalled brick unit(s) in kind; replace spalled limestone unit(s) in kind and add supplemental anchoring prior to limestone repair; remove failed sealants and replace existing sealants to match existing color and profile, repaint 1st floor wood



window mullions to match existing. Removal of steel embedded in the masonry wall and securement of loose metal.

~~APP # 23.0588 FPC~~ ~~**280 SUMMER STREET:** At front and rear elevations repoint masonry in kind, install caulking at all window perimeters. Complete washdown of the building using mild, environmentally friendly wash.~~ **Withdrawn by applicant**

## II. RATIFICATION OF 1/12/23, 2/9/23 PUBLIC HEARING MINUTES

## III. STAFF UPDATES

## IV. PROJECTED ADJOURNMENT: 8:15 PM

DATE POSTED: 2/27/2023

### FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION

Members: 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/