



FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES
Held virtually via Zoom

January 12, 2023

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

Commissioners Absent: None

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.

6:05 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 # 23.0515 FPC

ADDRESS: CONGRESS STREET, SLEEPER STREET and A STREET

Applicant: City of Boston Department of Public Works

Proposed Work: Reconstruction of Sleeper Street from Seaport Boulevard to Congress Street, of Congress Street between Sleeper Street and Boston Wharf Road and of A Street from Congress Street to Melcher Street.

Project Representatives: Jeffrey Alexis and Deneen Crosby were the project representatives.



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

Discussion Topics: Commissioners discussed the idea of street walls, monumental structures, the staccato-ing of trees, the idea of grouping trees near cafe spaces, symbolic train tracks, galvanized metal for bike racks and benches, round metal trash compactors.

Public Comment: Cameron Dauzen discussed the additional bike lanes and how the proposed work will address a tricky intersection; Peter Rogers was concerned over Summer Street overpass and the amount of bird feces on the sidewalk; Steve Hollinger does not support the redesign of any existing elements by the Commission and should not be changed on the fly at one meeting; Valerie Burns values the historic buildings in the district and strongly endorses the plan; Sara McCammond expressed concern over the advertising on trash cans and preserving the A Street staircases. Scott Lindberg echos the comments regarding the underpass at Summer Street and noted that the bike racks on Summer Street tend to break; Seth Jeffe noted a tension between historic preservation and the current used of the neighborhood today; Tom Ready supports Valerie Burns and Steve Hollinger's comments; Amy McDonald supports the installation of trees.

S. Goganian made a motion to approve the application with provisos. T. Rodde seconded the motion. The vote was 4-1 (Y: JK, TR, SG, LS) (N: DB) (Abs: None)

The Provisos where are follows:

- Eliminate "pot belly" trash receptacle and use vertical trash receptacles
- Look into ways to mitigate pigeon issue on A Street
- Preference for raw galvanized metal as opposed to painted black
- Bike racks embedded when installed to make more sturdy as opposed to surface mount installation.

APP # 23.0384 FPC

ADDRESS: 338 Congress Street

Applicant: Peggy Siepka

Proposed work: Update signage to reflect brand change. At interior remove "Bank" from letter sets located behind glass; at southwest exterior reface flag sign, remove and install channel letters, install vinyl logos; at southeast exterior install wall plaque, door hours sign, vinyl logos, remove and install channel letters.

Project Representatives: Peggy Siepka was the project representative.



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

Discussion Topics: Commissioners discussed the number and location of the signs.

Public Comment: Zy Baer commented that the plans should say Fort Point Channel and not Seaport on the plans; Sara McCammond echoed this and suggested that this is too many signs.

L. Smiledge motioned to approve the application as submitted. J. Karoff seconded the motion. The vote was 5-0 (Y: DB, JK, TR, SG, LS) (N: None) (Abs: None)

APP # 23.0438 FPC

ADDRESS: 315 A Street

Applicant: Brett Bentson

Proposed work: Install permanent support brackets for removable flood barriers at ground floor openings.

Project Representatives: Brett Bentson and Beckey Becker were the project representatives.

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

Discussion Topics: Commissioners discussed the location and installation of the bracket.s

Public Comment: Sara McCammond asked if they were coordinating with their neighbors at 319 A Street and if there was a FEMA Grant related to the project.

S. Goganian motioned to approve the application as submitted. L. Smiledge seconded the motion. The vote was 5-0 (Y: DB, JK, TR, SG, LS) (N: None) (Abs: None)

APP # 23.0561 FPC

ADDRESS: 7 Channel Center Street

Applicant: Cindy Woon

Proposed work: Operational element placement on facades; design alterations based on new mechanical systems; curtain wall detail refinements.



Project Representatives: Erin Doherty, Michael Boone, Matthew Price were the project representatives.

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

Discussion Topics: Commissioners discussed the update including the set back of the higher floors, the extension of doors, and the perforated panels.

Public Comment: Zy Baer commented that they were in opposition to the application; Hanna Pegrimkova echos what Zy stated; Theresa Mwicigi asked if steps are missing in the process; Scott Lindberg stated that the design shows some improvement and comments on the curtain wall; Valerie Burns commented that the landmark approval happened before the article 80 process was started; Zy Baer commented on an erosion of trust in how developers interpret historic buildings; Sara McCammond commented on the louvers and the protection of neighboring buildings and commented on the poor city connection between history and green buildings; Cameron Dauzen stated that this was an easy way out; Christina Pazzanese echos the comments of Zy, Val and Cam and states that the aesthetics of the design are not in keeping with the historic narrative of the street, that changes are minimal as best, requested the venting stack data; Nick Ortolino asked what standards apply.

L. Smiledge motioned to approve the application as submitted. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, SG, LS) (N: None) (Abs: None)

II. ADMINISTRATIVE REVIEW

APP # 23.0480 SE 300 A Street:

APPROVED AS SUBMITTED; 4-0 (Y: DB, TR, LS, SG) (N: N/A)

Re-approval as required by the CDA for App # 21.0235 FPC. No changes to existing vinyl window graphics at the ground level windows along A Street and Necco Court nor to existing blade signs.

D. Beraducci motioned to approve the administrative review item. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, TR, SG, LS) (N: None) (Abs: None)

III. DISCUSSION ITEM

- a. Outdoor Dining



- IV. RATIFICATION 11/10/2022 PUBLIC HEARING MINUTES**
D. Beraducci motioned to approve the hearing minutes. L. Smiledge seconded the motion. The vote was 4-0 (Y: DB, JK, TR, SG) (N: None) (Abs: None)
- V. ADJOURNMENT: 9:15 PM**
L. Smiledge motioned to adjourn. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, LA, TR, SG) (N: None) (Abs: None)