

Bay Village Historic District Commission
Public Hearing Minutes
Boston City Hall, Room 709
Boston, Massachusetts, 02201

December 12, 2018

Commissioners Present: Stephen Dunwell, Anne Kilguss, Ruth Knopf and Kathleen McDermott.

Commissioners Absent: Thomas Hotaling and Richard Yeager.

Staff Present: Joseph Cornish

4:00 PM Commissioner McDermott called the public hearing to order.

Design Review

19.607 BV

11 Isabella Street

Proposed Work: At front façade repair and restore masonry, wood trim and copper siding at bay, replace all windows, restore entry doors and transom, install new door hardware and intercom, and install new brick pavers and planters at front garden; and at roof remove existing headhouse and construct new headhouse, penthouse, terrace and mechanical equipment.

Representative: Guy Grassi and Danny Moll

Mr. Grassi presented photographs of existing conditions and plans for the proposed scope of work. The Commission confirmed that the proposed work at the rear of the building is exempt from review; and that the proposed masonry repair and restoration work, copper bay repairs, entry door repair, intercom installation, and front landscape work are consistent with the guidelines. The Commission discussed the visibility of the rooftop additions from Isabella Street and questioned if the visibility could be minimized.

There was no public comment.

In conclusion the Commission voted to approve the application with provisos.

Commissioner McDermott initiated the motion and Commissioner Kilguss seconded the motion. The vote was 4-0.

- The visibility of the proposed rooftop additions as viewed from Isabella Street must be minimized with final approval remanded to staff.

19.586 BV

212 to 222 Stuart Street

Proposed Work: Construct an approximately 146,500 Square foot, 18 ½-story building.

Representatives: William Young, Peter Spellios and Eric Howler

Mr. Young presented photographs of existing conditions gave an overview of the history of the site and this project. Mr. Howler presented plans for the proposed scope of work and outlined changes that have been made since the Commission's Advisory Review in January 2017, and in response to comments residents of the neighborhood. The Commissioners agreed that the applicants have responded to previous feedback from the Commission and neighborhood regarding the relationship of the proposed building to the district. The Commissioners discussed the uniqueness of the site, the vagueness of the current guidelines for new construction, the fact that the buildings that were once on the site are gone, the design of the proposed building having historic reference to the neighborhood, the fact that all zoning issues have been resolved, the design and appearance of the proposed building, and the introduction of new commercial space at the first-story.

During public comment Clyde Bergstresser, Brian Boisvert, Eric Coors, Gene Hale, Sarah Herlihy and Mark Slater all spoke in support of the project.

In conclusion the Commission voted to approve the application with provisos.

Commissioner McDermott initiated the motion and Commissioner Dunwell seconded the motion. The vote was 4-0.

- The project is approved as submitted noting that this is a unique site at the boundary of the district and adjacent to buildings of similar scale and is not setting a precedent for future new construction in the district.

5:13 PM Commissioner McDermott adjourned the public hearing.