

MINUTES
DESIGN COMMITTEE OF THE BOSTON CIVIC DESIGN COMMISSION

May 18, 2021
Held virtually via Zoom

5:00pm

Project: **175 Federal St**, Downtown

Present: Commissioner Andrea Leers, Commissioner Eric Höweler, Commissioner William Rawn, Commissioner Kirk Sykes, Commissioner Linda Eastley, Commissioner Jonathan Evans

DISCUSSION: This project last came to design committee in September 2020. At this meeting, the team presented alternative massing studies for the podium addition as requested by the Commission, including several one-story schemes and a two-story scheme that reveals more of the existing building stem.

Commissioners are concerned with the potential impact of ground floor retail activation in the project because of its unpredictable nature. There is skepticism about how usable the proposed second story terrace will be by the public, so Commissioners urged the team to prioritize the experience at the ground plane and visibility and connections from South Station. They want the volume of the addition to be low so that the building's existing collar/stem is as legible as possible. The project will continue in Design Committee.

6:00pm

Project: **220 Huntington Ave**, Back Bay

Present: Commissioner Andrea Leers, Commissioner Eric Höweler, Commissioner William Rawn, Commissioner Linda Eastley, Commissioner Jonathan Evans

DISCUSSION: At the last design committee meeting on April 27, Commissioners focused comments on the façade's continuity and modules. The team presented a refined approach, and discussion at this meeting centered on the approach to cornice lines and a mid-break in the façade along Huntington Ave. Commissioners complemented the team for the studies and revisions made throughout the Design Committee process and hope that the project continues to be as thoughtfully detailed as the design is finalized and realized. The team also showed their approach to the parklet on Cumberland Ave. Commissioners encouraged further development of the parklet to be more welcoming and blend the new building with its surrounding older context. The project will return to the full Commission.