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WALDO-DURGIN DESIGN ADVISORY TEAM MINUTES By Zoom Event February 16, 2022 – 6:30 p.m.

Members Present: Linda Hamlin, Andrea Brue, Elton Elperin, Anne Meyers, Carlos Ridruejo, Greg Zurlo, Linda Pehlke, Lauren Bernard

Staff Present: Polly Selkoe, Monique Baldwin

Linda Hamlin opened the second meeting.

Linda Pehlke moved to approve the 1/27/2022 minutes.

The Minutes were approved unanimously.

Polly Selkoe reviewed the requests to the architects from the last meeting for: elevations in context, roof details, views from a distance, dimensions for circulation ways, and a simplified facade.

Linda Pehlke brought up: the possibility of repurposing garage in the future and requested **elevations within the courtyard area**. [The architect said later that if the height of the top garage floor were made greater, it could be repurposed in the future.]

Attorney Jennifer Gilbert thanked the DAT for the feedback from the last meeting and told them that tax certainty was approved by the Select Board last night.

Architects Gary Johnson and Jacob Bloom presented the plans shown at the last meeting noting the following revisions:

Residential building

- Brick is darker (iron spot) and varied
- All spandrels are brick
- Eliminated dark brick spandrel, reads as silver using a shadow box
- AB AB rhythm with windows
- Façade is flat but sculpted element added.
- Top floor terrace has re picket railing
- Limestone on sills of window
- Top of building is now all glass with an extended trellis (could hold solar panels in

future).

- Roof penthouse will hide all equipment

Hotel

- regularized windows
- grid of punched openings for windows (deeply recessed)
- horizontal striated panel (terra cotta) in between windows

Several elevations from different angles were shown and also from a distance.

Landscape architect Joe Geller then gave the dimensions of the different ways around the building and said that in summer the courtyard would be in sun.

He then described the uses of the spaces: outdoor dining, open space, green streetscape, and a striking art piece to highlight the entrance to the hotel. There will be a lane for Amazon trucks and Ubers in front of residential building and a covered walkway. The hotel canopy is wood. The residential entry has a steel frame canopy and limestone surround. On Pleasant Street is entrance to co-working space and café. It also has a limestone surround.

Linda Hamlin said the layout is similar to the Cleveland Circle Hotel and Residence. She raised issue of birds on cutouts of windows.

Gary Johnson said they can be discouraged with wires.

Linda Hamlin liked top of building.

DAT Comments

Carlos Ridruejo suggested catenary lighting for outdoor spaces and suggested hotel canopy could be extended. On residential building the canopy could turn the corner. We Work entrance doesn't need limestone. On the residential building, the brick should be thicker and should be eliminated on the corner.

Gary Johnson said a mock-up will be built.

Lauren Bernard felt that the proportion of brick to glass on the residential building was too much glass. She liked the brick layout at the Liberty Hotel. She doesn't feel that the residential and hotel buildings relate well to each other, and birds are a problem. They nest in the dryer vents in her Green Street building. Courtyard, special sculpture are great.

Greg Zurlo explained:

The project scale is too large but understanding zoning has been updated comments will focus on other detail. Residential: adjustment to spandrels. Would like to see more development regarding the underside of balconies. Consider returning louvers at balconies into the recess to help make less busy. Prefer not to see the underside of the solar panels from the street. Mechanical penthouse is too large and should be reduced. Consider reducing building by one full story. Top story appears to be roughly 3'-0" above the maximum height and should be reduced.

Hotel: remove reference to hanging plants, unless anticipated to include them as part of the special permit. Considering stepping the building to reduce the mass of the building if the program can be reworked.

General: seeing the proposal illuminated in a night view would be helpful.

Andrea Brue agreed that the mechanical floor levels should be minimized. She liked a lot of the changes but felt floor cutouts in the Resi tower should be filled in to create a balcony/outdoor access for the units. At grade, having residential use is not optimal. She suggested using terra cotta, instead of brick for the residential building.

Elton Elperin liked changes, except at corners. Stone trim is great. Three floors of glass is too much. Raise brick a floor, for more calming. Penthouse screening should be minimized. Limestone base should be lowered. Not sure buildings should look alike. Need better lobby entrance. Hotel roof penthouse is a problem.

Linda Pehlke agrees about the hotel mechanicals. She loves: use of wood at entrance; John Street façade ground story needs work; Top of residential building a problem.; Balconies are too busy; Problem with three lanes off Green Street; and Ubers etc. could be on John Street side of building.

Anne Meyers felt retail space may be too large. She asked about passage through Brookline Booksmith to Harvard Street. [Architect stated that is still hope if property owner agrees.]

Linda Pehlke said she liked idea of stepping down floors of hotel and wants more green around building.

Gary Johnson addressing making buildings look alike said that could make it look like a mega building.

At next meeting, more information on public realm will be presented by Joe Geller.

The DAT thanked the architects for all their good work.

Next Meeting scheduled for March 9th at 6:30 PM.

The meeting was adjourned.