



TOWN OF BROOKLINE

Massachusetts

BROOKLINE PRESERVATION COMMISSION

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Tonya Loveday, Staff

March 27, 2017

Dear Members of the Zoning Board of Appeals,

The Brookline Preservation Commission appreciates the opportunity to comment on the proposed 111 Cypress Street Chapter 40B Comprehensive Permit Application, proposed by 107-111 Cypress Street Realty Trust. The Commission understands that the project includes the demolition of the existing structure at 111 Cypress, and the construction of a new building containing 99 residential units, of which 25 will be affordable. At its March 22, 2017 public hearing, the Brookline Preservation Commission reviewed the proposed plans for the site and provided the following comments:

- The existing structure on the property, constructed in 1980, does not appear to be architecturally or historically significant. Therefore, mitigation for the building's demolition by means of architectural and engineering documentation is not warranted in this case.
- There was concern regarding traffic circulation and congestion at this location.
- The proposed structure would benefit from first floor retail space. The Commission commented that the proposed structure, with parking occupying the street level (second floor in plan) along Cypress Street, does not engage well with pedestrians.
- The Commission responded positively to the overall design of the proposed structure, and appreciated how the projecting bays work to visually break up the elevations.
- The height of the proposed structure was a significant concern. The Commission suggested reducing the height of the building, or recessing the seventh floor from the façade along Cypress Street. Reducing the building's height would improve its relationship to the surrounding structures.

On behalf of the Commission, I again express gratitude for the opportunity to provide comments to the Zoning Board of Appeals regarding the 111 Cypress Street project, proposed by 107-111 Cypress Street Realty Trust.

Sincerely,

Tonya Loveday

Preservation Planner, on behalf of the Preservation Commission

cc: David King, Chair, Brookline Preservation Commission
Alison Steinfeld, Director of Planning and Community Development
Daniel Bennett, Building Commissioner
Linda Hamlin, Chair, Planning Board
Mel Kleckner, Town Administrator