



TOWN OF BROOKLINE

Massachusetts

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April 26, 2017

Dear Members of the Zoning Board of Appeals,

The Brookline Preservation Commission appreciates the opportunity to comment on the proposed Babcock Place 40B Comprehensive Permit Application, proposed by Babcock Place, LLC (Samuel Slater). The Commission understands that the project includes the demolition of the existing structures at 134 and 138 Babcock Street, and the construction of a new five-story building containing 62 residential units, of which 16 will be affordable. At its April 25, 2017 public hearing, the Brookline Preservation Commission reviewed the proposed plans for the site and provided the following comments:

- The existing structure Colonial Revival style house at 134 Babcock Street, constructed in ca. 1898, and the two-family residence and garage at 138 Babcock Street, both constructed in 1941, appear to be architecturally and/or historically significant. Therefore, mitigation for the demolition of the three buildings by means of architectural and engineering documentation is warranted. The Commission suggested photographic documentation at a minimum.
- The Commission did not respond positively to the overall design of the proposed building. It was not deemed architecturally sympathetic to the existing residential neighborhood. The Commission considered the design to be more appropriate for a location along one of Brookline's primary mixed-use corridors.
- The massing and height of the proposed structure was a significant concern. The Commission did not consider the proposed building to be respectful of the existing streetscape, but rather that it would dominate both Babcock Street, with the pocket park across from the project site, and Stedman Street at the rear. The impact on the adjacent building at 140 Babcock Street was also noted, as the proposed structure wraps around and dwarfs the modest frame structure.
- In addition to reducing the height and massing of the proposed building, the Commission suggested that the front setback be in line with the front plane of 140 Babcock Street, at a minimum.

On behalf of the Commission, I again express gratitude for the opportunity to provide comments to the ZBA regarding the Babcock Place project.

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