



TOWN OF BROOKLINE

Massachusetts

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COMMISSION**

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Meghan Hanrahan Richard, Preservation Planner
Tonya Loveday, Preservation Planner

September 14, 2017

Dear Members of the Planning Board,

The Brookline Preservation Commission appreciates the opportunity to comment on the Major Impact Project at 20 Boylston Street, proposed by Kenwood Builders. The Commission understands that the applicant is proposing to construct a four-story mixed use building containing commercial space and 12 parking spaces at the first floor, and 16 residential units in the upper floors, two of which will be affordable. The 24 required residential parking spaces will be provided in the 23-car underground garage and 1 space at grade. At its September 12, 2017 public hearing, the Brookline Preservation Commission reviewed the proposed plans for the site and provided the following comments:

- The Commission reacted favorably to the general massing and materials of the proposed building.
- The Commission did not object to the proposed height of the building, but commented that it could be detailed differently to better fit within its context, being surrounded by various historically and architecturally significant buildings.
- There was concern with the height that the elevator tower, particularly since the proposed building immediately abuts the Pill Hill Local Historic District. Furthermore, it seems to compete with the prominent tower of the fire station across High Street.
- The Commission reacted favorably to the inclusion of ground floor retail space along Boylston Street and High Street; however there was concern about the lack of sidewalk space. A site plan showing the proposed structure should be provided by the applicant.
- The Commission looks forward to seeing how the ongoing Gateway East planning process influences the Town's review of this proposal.

On behalf of the Commission, I again express gratitude for the opportunity to provide comments to the Planning Board regarding the proposed Major Impact Project at 20 Boylston Street.

Sincerely,

Tonya M. 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