



## Design Review Staff Comments

### **APP # 19.891 SB 7-25 Follen Street**

**Applicant:** David Coplice; Boston Realty Advisors

**Proposed Work:** Install new roof deck

#### **Staff Comments:**

Structure is a four story brick apartment building built in 1890 by architect William Passett.

Applicant consulted with staff prior to submitting an application.

The building currently has a deck in basically the same location as the proposed. The current deck is to be expanded and made uniform across the roof. The only increase in visibility would be the rear from the SW Corridor Park @ 23 Follen Street. All other decks will be reduced in visibility and not at all visible from Follen Street.

#### **Staff Recommends Approval with Provisos:**

Staff recommends approval as submitted.



**APP # 19.1012 SB 7-25 Follen Street**

**Applicant:** Dartagnan Brown; BSA Management

**Proposed Work:** At front façade, remove fire balcony. At rear of structure visible from a public way, modify previously approve rear doors, eliminate transoms. Construct two balconies on first and second floor; construct a fence at rear patio.

**Staff Comments:**

Staff notes that 258 West Newton Street was constructed in 1884 and designed by Thomas J. Whidden. The property is a three story end row house with a garden level unit. The property is adjacent to the Public Alley 403 and the side (western) elevation is visible from W Newton Street.

Staff notes that the fire escape on the front of the structure is not original and may be removed.

Staff feels that the updated balconies are approvable and done in a way that will not block any of the neighbor's light. Staff sees no issue removing the transoms from the rear fenestrations; they are not original to the structure).

**Staff Recommends Approval as Submitted.**

Staff recommends approving the decks, fire escapes as submitted and the window transoms are to be approved to be removed but replaced with arch.



**APP # 1024 SB 7 Harcourt Street**

**Applicant:** Gregory Demetrius; Garrison Harcourt Square LLC.

**Proposed Work:** At front façade, remove fire balcony. At rear of structure visible from a public way, modify previously approve rear doors, eliminate transoms. Construct two balconies on first and second floor; construct a fence at rear patio.

**Staff Comments:**

Staff notes that property was a two story structure built in 1908 by Thomas Parker and Wentworth Rice as the Boston School of Occupational Therapy.

Staff has concerns over whether the granite in the entryway is original and whether it should remain in place. The guidelines for the district specifically say that window and door openings cannot be altered or widened.

**Staff Recommends Approval with provisos**

Staff recommends that the lowering of the door is approved provided that the existing granite is lowered to street grade so it would be available to replace should the need arise in the future.