



# NORTH END/WATERFRONT RESIDENTS' ASSOCIATION

P.O. Box 130319  
Boston, MA 02113  
[www.newra.org](http://www.newra.org)

May 30, 2013

David Carlson, Senior Architect and  
Executive Director, Boston Civic Design Commission  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston, MA 02201

Re: 20 Parmenter Street and  
244-246R Hanover Street

Dear Mr. Carlson:

Enclosed is a copy of a letter dated May 20, 2013, notifying the Board of Appeal of NEWRA's opposition to variances and conditional uses sought at the above addresses.

NEWRA has serious concerns regarding the proposed changes to this project, which received initial approvals eleven years ago. NEWRA's concerns involve to broad issues: public safety and exterior appearance.

## Public Safety

Valet parking now exists at the Hanover Street portion of the project site, both directly in front of the site and diagonally across on the other side of the street. On the many busy North End days and evenings, cars are routinely double parked by the valets on both sides of the street. This leaves only two travel lanes for vehicles, and pedestrians are forced into the travel lanes due to sidewalk crowding.

The new developer of this project proposes to locate the entrance and exit to and from an underground mechanical garage directly at the point on the sidewalk where the valets operate. During entrance and exit from the garage, while garage parkers are awaiting repositioning of vehicles by the valets, pedestrians will have no alternative but to use the street. When Hanover Street is at its busiest, they will end up in or near the middle of the street. The proposed nearly doubling of the previously approved residential units, from 15 to 28, will exacerbate the already difficult and dangerous situation which exists on Hanover Street even without the addition of underground parking at the site.

David Carlson, Senior Architect and  
Executive Director  
Boston Civic Design Commission  
Boston Redevelopment Authority

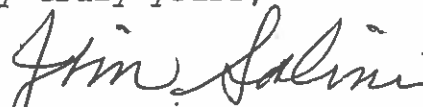
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Exterior Appearance

The exterior proposed by the developer for the Hanover Street building presents a tall, blank surface on the exposed right-hand side, which faces an open lot containing an adjacent restaurant's ground level outdoor patio. On the Hanover Street side, the proposed facade presents a non-contextual window treatment which is visually jarring next to the traditional window treatments seen on nearby buildings. The community does not want to see in this location an example of the type of building occasionally seen on Newbury Street which reflects a contemporary or even forward-looking style when built, but with the passage of time is judged to be simply out of place in the overall visual context of the neighborhood.

The variances and conditional uses sought by the developer were approved by the Board of Appeal on May 21, 2013, subject to BRA design review. We therefore look to and rely upon the application of your design expertise to address and correct the concerns which I have raised on behalf of the North End neighborhood.

Very truly yours,



Jim Salini, President  
North End/Waterfront  
Residents' Association

cc: Thomas Tinlin, Commissioner  
Boston Traffic Department

David A. Kubiak and Victor Brogna, Co-Chairs  
NEWRA Zoning, Licensing & Construction Committee