

RE: 15/21 Congress St
Meeting: HDC
Date: Oct 2, 2024

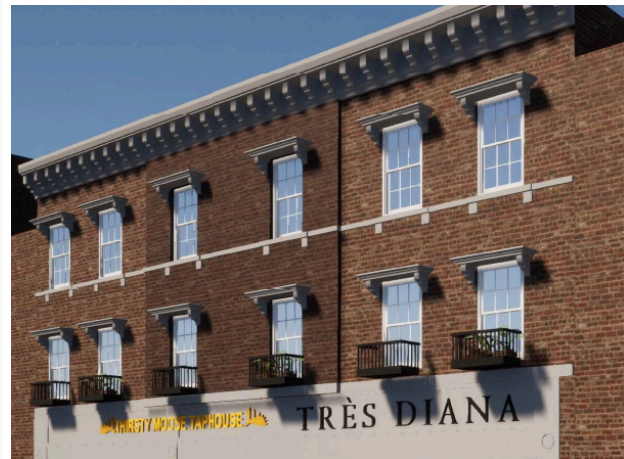
Dear Members of the Historic District Commission,

September 28, 2024

The left side of this picture is the proposed store front for **1 Congress St**. Notice the efforts to maintain a historic feel to the building. Notice the building on the other side of High St (1 Market Sq), how the store fronts retain that historic feel.



The details presented on the top of **15/21 Congress** are admirable in maintaining historic features. Sadly that all goes away when looking at the proposed store front sign area on Congress St. It has an ultra modern feel. The wide trim across the top of the store fronts doesn't seem to do the building any justice. It almost steals the beauty of wonderful cornice and pediments. The balconies are a nice touch, changing them could open up other opportunities. The sign area just seems rather large, flat and lacking in character compared to the rest of the building.



The Newbury Building (15/21 Congress) was presented to the Planning Board as dorm style living with at least 70 rooms with no parking and 1 Congress proposed as high end condos. This rooftop may need some rearranging to accommodate both.

The penthouse gazebo (below) seems oddly located and comes with a view of the parking garage. It might be more appreciated if it were changed to the corner of Fleet St and Haven Ct. for a nice view of Portwalk Place and Gilleys. The residents in the penthouse condos of 1 Congress St might appreciate that move to keep conversations from taking place in the gazebo right outside their living or bedrooms. A solar panel array might be less intrusive to a penthouse condo's privacy than tables and fit pits, just a thought.



Connecting these two properties seems to take away the space between them where the Newbury's sign has been for years. **Wondering where the signs will go in the end?** They could become "art" on the building, perhaps on the corner of Fleet and 55 Congress or a peek a boo on 21 Congress at the back of the alley between 55 Congress and 21 Congress.



Looking at the rendering on Haven Ct it should be remembered that it is not a plain wall there but the openings for the Parking Garage (HN3.03).

Finally, it is greatly appreciated that the Haven Ct design now includes an ADA and baby carriage complaint pedestrian pathway. Thank you!

Sincerely,
Elizabeth Bratter, Property Owner, 159 McDonough St.