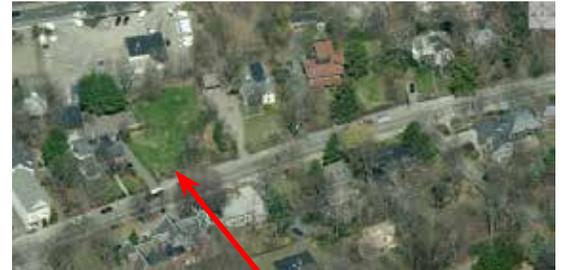


Brookline Preservation Commission

Local Historic District Reports



Side yard of 239-241 Walnut St

Local Historic District: Pill Hill

Applicant: Sixth Run LLC

Address: 239-241 (235-237) Walnut Street

Proposed Alterations: Construct new building (two-family house) in side yard lot.

Statement of Applicable Guidelines: "For new construction:

- The Commission will review all proposed alterations of, and additions to, existing structures and all new construction.
- Alterations and additions should be compatible with the character of the building and earlier additions in terms of size, scale, massing, material, location and detail. The original portion of the building and earlier additions should continue to be recognizable apart from the addition by means of massing, articulation of setbacks, trim and ornamental detail. Additions should be designed so that the primary elevations of the original building remain clearly delineated.
- New construction should respect the existing historic streetscape. The historic relationship of buildings to the street, including setbacks and open spaces, should be maintained.
- In areas where historic garages are generally detached, new garages should be detached. Attached garages should be located behind the main mass of the house and/or not facing the street, if possible. Garages with three or more bays are not historically appropriate except on large estates.

- The Commission will consider the appropriateness of the size and shape of the building or structure in relation to both the land area upon which the building or structure is situated and to buildings and structures in the vicinity. The Commission may impose dimensional and setback requirements more restrictive than those required by the Zoning By-law.
- The Commission will consider discrete additions and new buildings incorporating non-historical design vocabularies and materials, as long as they are otherwise consistent with the intent of these Guidelines.”

Statement of Preliminary Findings: The applicant proposes to construct one new two-family house on this site. It is the result of many meetings with the neighborhood and the sub-committee. The original proposal called for two two-family houses that took up most of the lot and called for the removal of several trees and the in-fill from the house to the sidewalk. Subsequent meetings resulted in various modifications of the proposal, including proposing one two family house and a single family house, keeping the important trees. At a neighborhood meeting at which the applicant presented three site plans, the majority of attendees preferred one. All of these plans included only one building, a two-family, set back from the street and keeping the trees and existing topography. At a later sub-committee meeting the applicant presented elevations of the previously preferred site plan. The sub-commented made several suggestions on the detailing and appearance. They felt it was time to bring the proposal back to the full Commission. The plans presented for this hearing are a further refinement on the design, taking into account the sub-committees's comments.



Proposed site plan



Front facade

1 Front Elevation B
A-2.1 Scale: 1/4" = 1'-0"



East facade

1 Right Side Elevation
A-2.2 Scale: 1/4" = 1'-0"



west facade

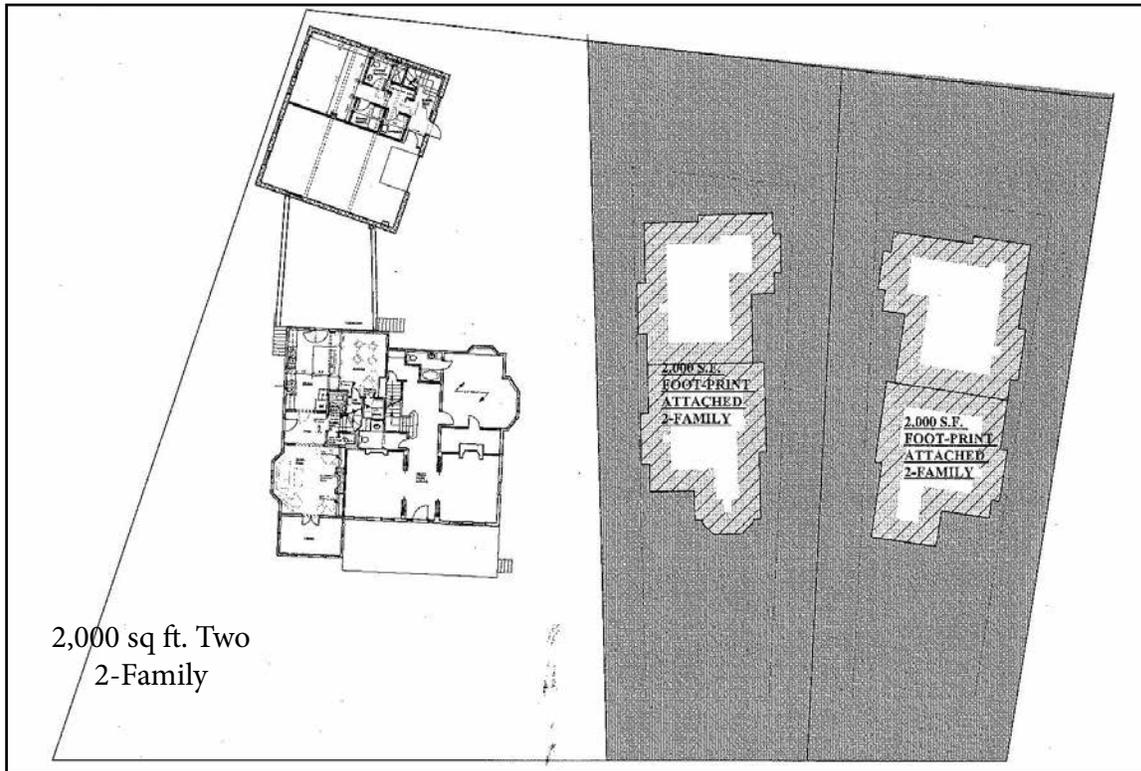


Rear facade



Houses on each side of proposed development

Earlier proposal including 2 buildings on the site



2 building proposal-
One 2 family and
single family
Fall 2013