

# Brookline Preservation Commission Local Historic District Report

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**Local Historic District:** Chestnut Hill North

**Applicant:** Steve Hilt and Greg Fenton

**Address:** 305 Reservoir Road

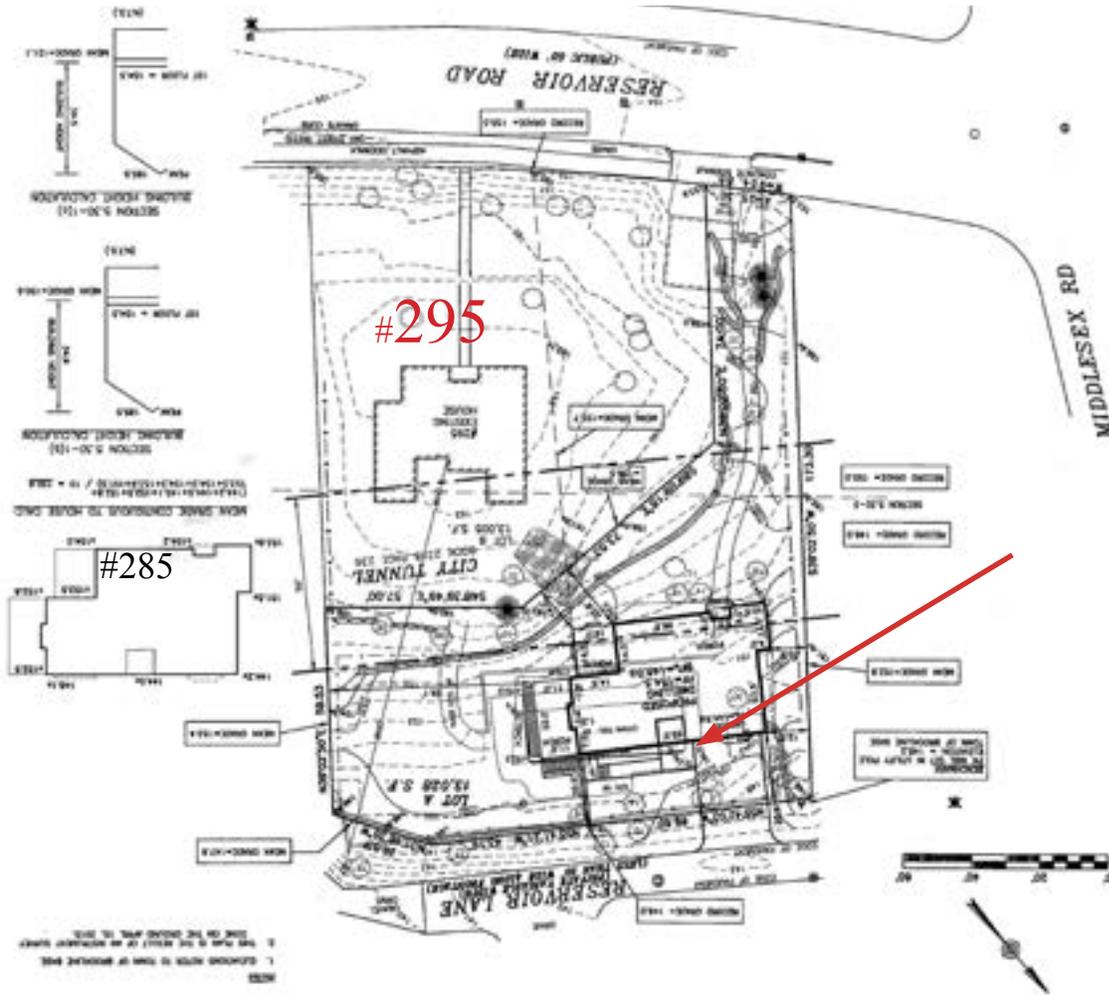


**Statement of Significance:** The property is located behind 295 Reservoir Road.

**Proposed Alterations:** The proposal is to construct a new single family house on land that was previously part of 295 Reservoir Road. The owners of 295 Reservoir Road removed a garage and are building a new parking area. The lot goes between Reservoir Road and Reservoir Lane and was subdivided. The proposed new house meets zoning in lot size, setbacks, FAR, open usable space and height.

**Applicable Guidelines:** ” • New construction should respect the existing historic streetscape. The historic relationship of buildings to the street, including setbacks and open spaces, should be maintained... • 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 restrictive than those required by the Zoning By-law.”

**Preliminary findings:** This initially came to the BPC in July and was referred to a sub-committee. The sub-committee has met several times and the applicant has responded to many of the concerns that were expressed at the BPC meeting, including over the massing of the house and the parking on the Reservoir Road side. There have been changes in the roof, dormers removed, and the covered porch on second floor on south facade removed and the rear facade simplified. The landscaping plan was also modified, including the removal of a parking spot.



# original site plan



# final proposed site plan



# West facade facing Reservoir Road



original design



final proposed design

# South facade

## original design



## Final proposed design

# East facade

original design



final proposed design

# North facade original design



# final proposed design