



Town of Brookline

Massachusetts

PLANNING BOARD

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Brookline, MA 02445-6899
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Linda Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Sergio Modigliani
Jonathan Simpson
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 14, 2015
Subject: Construct a single-story rear addition totaling 63 square feet
Location: 201 Hyslop Road

Atlas Sheet:	58	Case #:	2015-0012
Block:	257	Zoning:	S-25 (Single-Family)
Lots:	07	Lot Area (s.f.):	±31,116

Board of Appeals Hearing: Continuation Date – May 21, 2015, at 7:00 p.m.

BACKGROUND

October 2014 – 201 Hyslop Road is located within the Fisher Hill National Historic District. The applicant was granted a building permit to engage in significant interior and exterior renovation in which historic design features and windows have been maintained.

April 2015 – The Preservation Commission administratively determined that the proposed rear addition does not constitute the demolition of character defining features, and therefore does not require further demolition delay review.

April 30, 2015 – The Planning Board requested that the applicant provide more detailed plans that include building materials, window locations, and roof design for the proposed rear addition.

SITE AND NEIGHBORHOOD

The subject property is located at the intersection of Hyslop Road and Chestnut Hill Avenue between Warren Field to the west and Fisher Hill Reservoir to the east. The property is also in close proximity to Newbury College. The Georgian Revival style structure was constructed of brick and slate in 1900, and currently has a gross floor area of approximately 9,172 square feet (.29 FAR). This structure is comparable in design and massing to single-family residential

structures throughout the Fisher Hill Neighborhood.

APPLICANT’S PROPOSAL

The applicant, 201 Hyslop Road LLC, is proposing to construct a single-story rear addition totaling 63 square feet. Currently, there is no bathroom located on the first floor and this addition will serve as a new powder room. The intent of the addition is to modernize interior facilities without impacting existing interior space, specifically a large central staircase.

The addition will be constructed of a stucco molding with a painted wood fascia and a slate roof [Roof material will be copper in order to comply with building code regulations – roof pitch]. An existing rear window will be reused and included on the eastern face of the addition. This addition will not be visible from Hyslop Road and is screened from rear abutters by existing evergreen and deciduous trees.

FINDINGS

Section 5.22.3.c – Exceptions to Floor Area Ratio (FAR) for Residential:

	Permitted	Existing	Proposed	Relief
Floor Area Ratio (FAR)	6,223 s.f. 100%	9,172 s.f. 147.4%	9,291 s.f. 149.3%	Special Permit*

* Under **Section 5.22.3.c**, the Board of Appeals may grant a special permit for an increase in floor area of up to 350 square feet provided that the resulting gross floor area of the structure is not more than 150% of the permitted gross floor area.

Section 5.09.2.j – Design Review: Any exterior addition for which a special permit is required pursuant to §5.22 is subject to design review standards listed under Section 5.09.4 (a-m). All design review standards have been met, with the most relevant design review sections described below:

- a. Preservation of Trees and Landscape – The applicant has removed significant overgrowth, particularly along the front lot line. No significant trees were removed during this process and the natural grade of the property has been maintained. Proposed rear additions will have minimal impact on property trees and/or landscaping.

- d. Open Space – The property complies with all open space requirements. Completed landscape improvements add visual amenity for abutting properties and passing residents. Additionally, this improved open space exposes historic design elements that have been restored.

- k. Heritage – The proposed rear addition will conceal two existing rear windows and one door. The Preservation Commission administratively determined that this concealment is not considered to be the demolition of character defining features and therefore does not require further demolition delay review. Additionally, the disruption of exterior character defining features has been minimized as much as practicable during significant renovation of the entire structure.

Section 8.02.2 – Alteration or Extension: A special permit is required to expand the pre-existing non-conforming structure (FAR).

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to construct a single-story rear addition at 201 Hyslop Road. Requested FAR relief is minimal, and the addition is intended to modernize interior facilities without significantly modifying the existing layout of the structure. Overall, the rear addition is modest in size and will have no significant impact on abutting properties.

The pitch of the proposed slate roof does not comply with building code regulations. If the applicant wishes to maintain the current pitch of 2/12, then detailed weatherproofing plans or alternate roof materials must be provided prior to the issuance of a building permit.

Additionally, the Planning Board does recommend that the applicant consider wood and clapboard building materials for the addition, as opposed to the proposed molded stucco, because it is more consistent with the design of similar additions to brick structures within the Fisher Hill neighborhood.

Therefore, the Planning Board recommends approval of the plans submitted by Will Gerstmyer Architects, dated 5/4/15 & 5/5/15, and the site plan submitted by Everett M. Brooks Co., dated 12/22/2014, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and elevations, including all building materials, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and elevations stamped and signed by a registered architect; 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

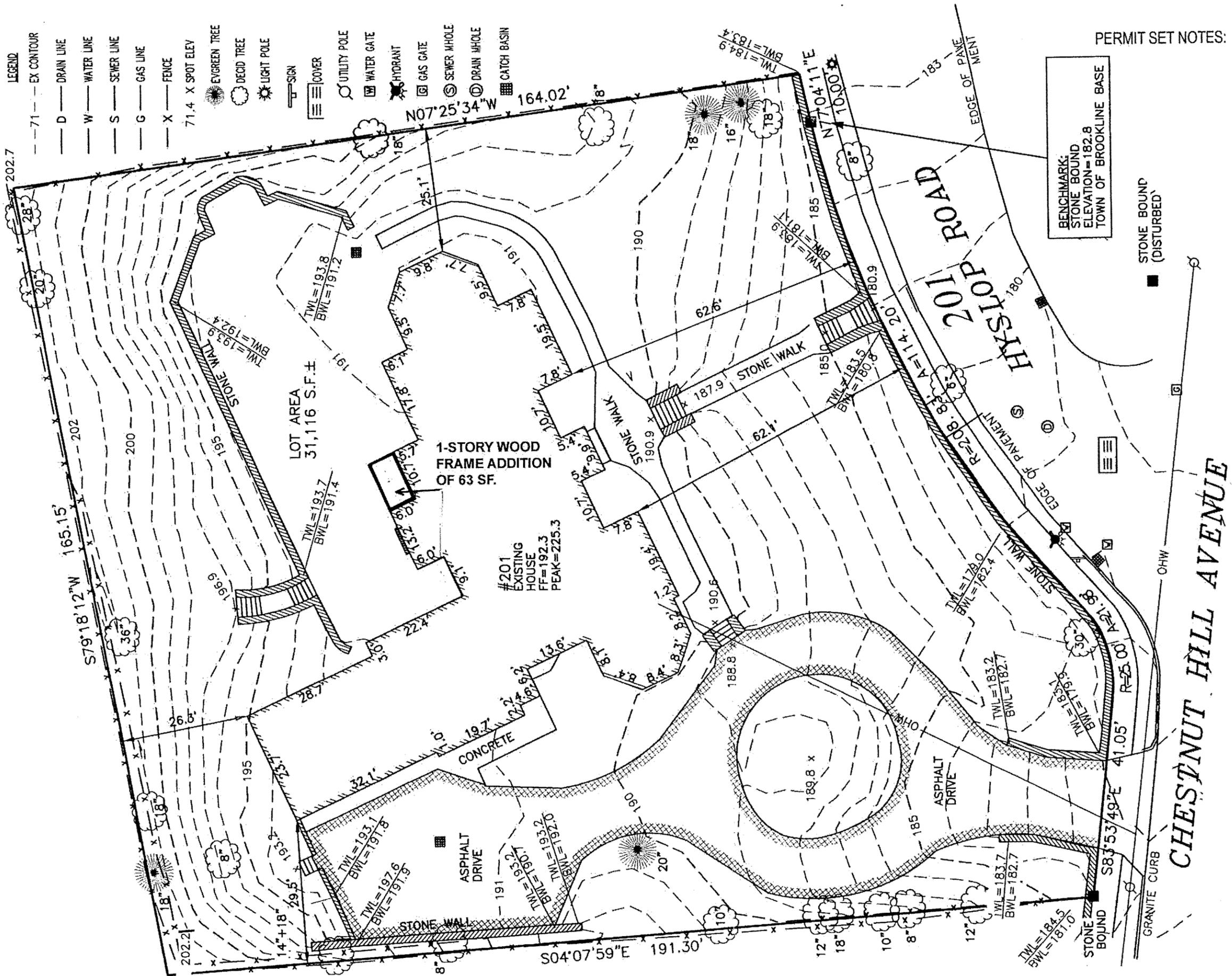
jr

Rear Façade (location of proposed addition)





- LEGEND**
- 71- EX CONTOUR
 - D- DRAIN LINE
 - W- WATER LINE
 - S- SEWER LINE
 - G- GAS LINE
 - X- FENCE
 - 71.4 X SPOT ELEV
 - EVERGREEN TREE
 - DECID TREE
 - LIGHT POLE
 - SIGN
 - COVER
 - UTILITY POLE
 - WATER GATE
 - HYDRANT
 - GAS GATE
 - SEWER WHOLE
 - DRAIN WHOLE
 - CATCH BASIN



PERMIT SET NOTES:

- LAND = 31,116 sq. ft.
- ALLOWED GSF UNDER 0.2 FAR = 6,223 sq. ft.
- ADDITION = 63 sq. ft.
- POSSIBLE SP IF ADDITION IS LESS THAN 350 sq. ft. (150% OF ALLOWED GSF) = 9,334 sq. ft
- TOTAL PROPOSED = 9,234 sq. ft.

WILL GERSTMAYER ARCHITECTS 978-609-1331
689 BEDFORD ST. CONCORD MA 01742

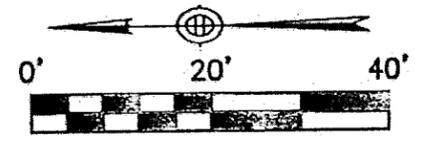
ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com



ZONE: S-25
DEED REFERENCE: BOOK 20607 PAGE 405
PLAN REFERENCE: BOOK 1721 PAGE 158 B

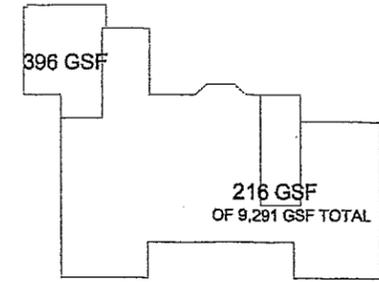
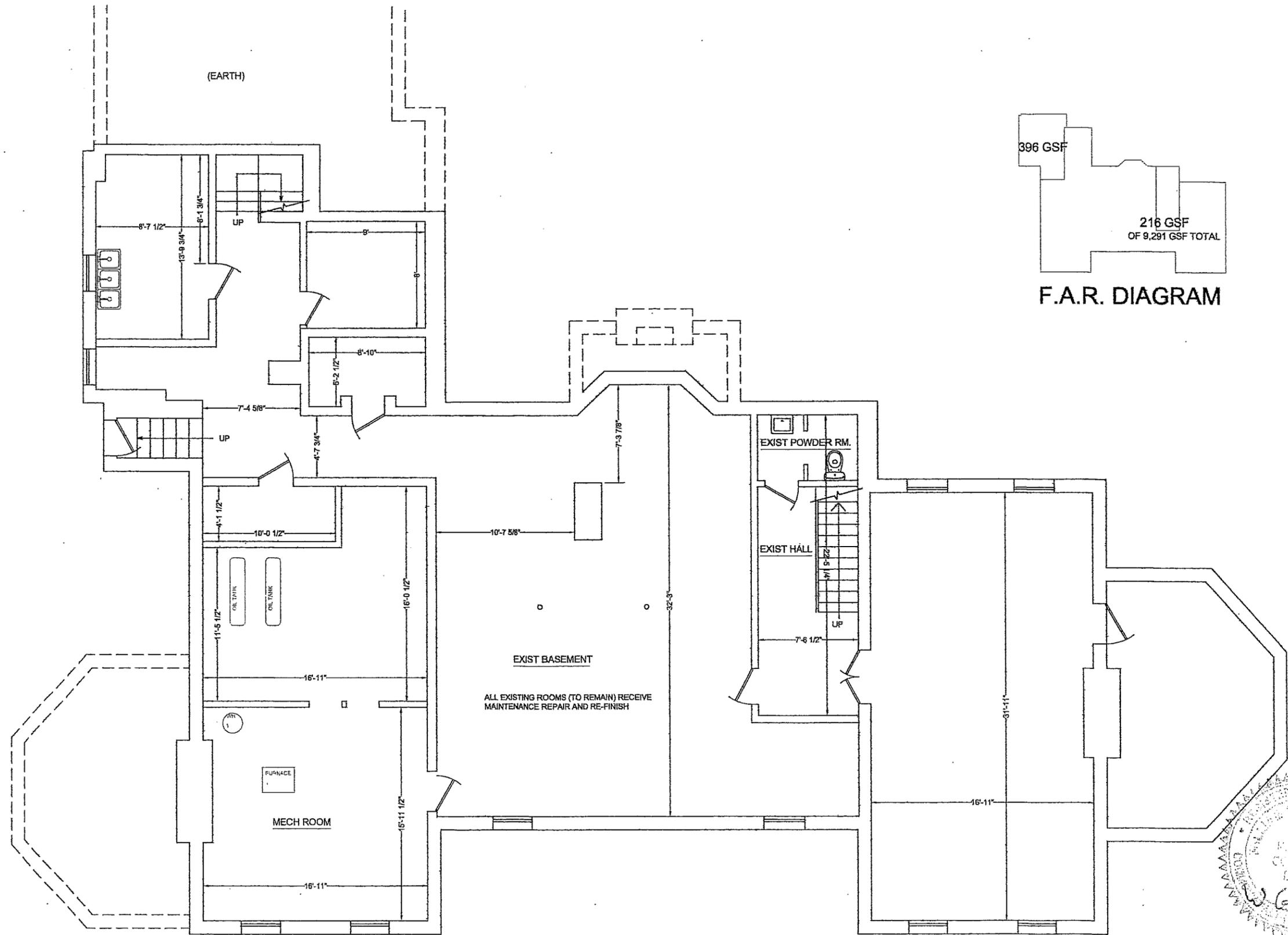
**PLAN OF LAND IN
BROOKLINE, MA
201 HYSLOP ROAD**

EXISTING CONDITIONS
SCALE: 1 IN. = 20 FT.
DATE: DECEMBER 22, 2014
DRAWN: JF
CHECK: BB

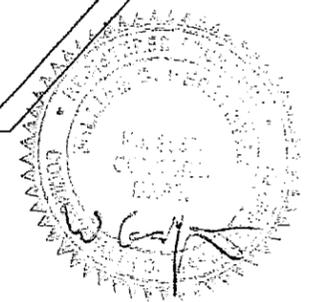
PROJ. NO. 24559

A1

Proposed

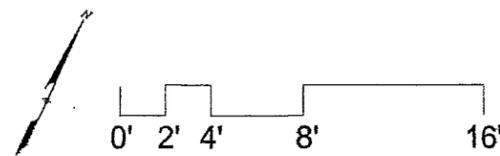


F.A.R. DIAGRAM



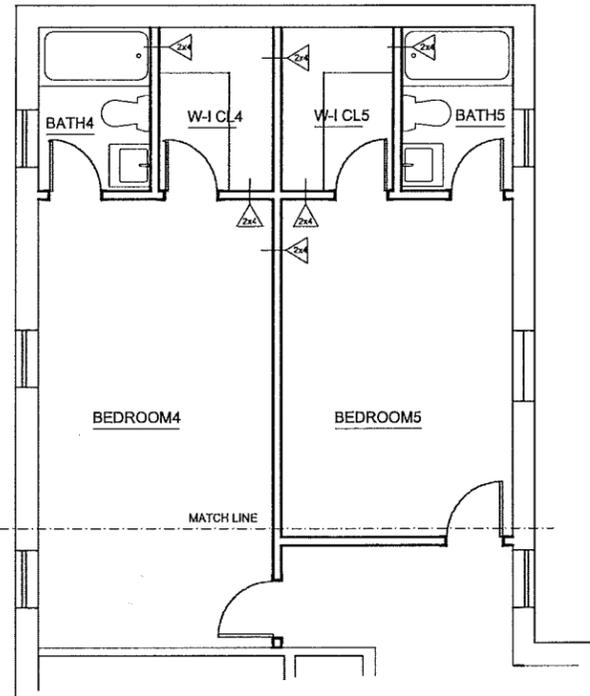
1/14/15

201 HYSLOP RD LLC Scale 1/8" = 1'
 201 Hyslop Rd. Brookline MA 02445
 Will Gerstmyer Arch'ts 978.609.1331

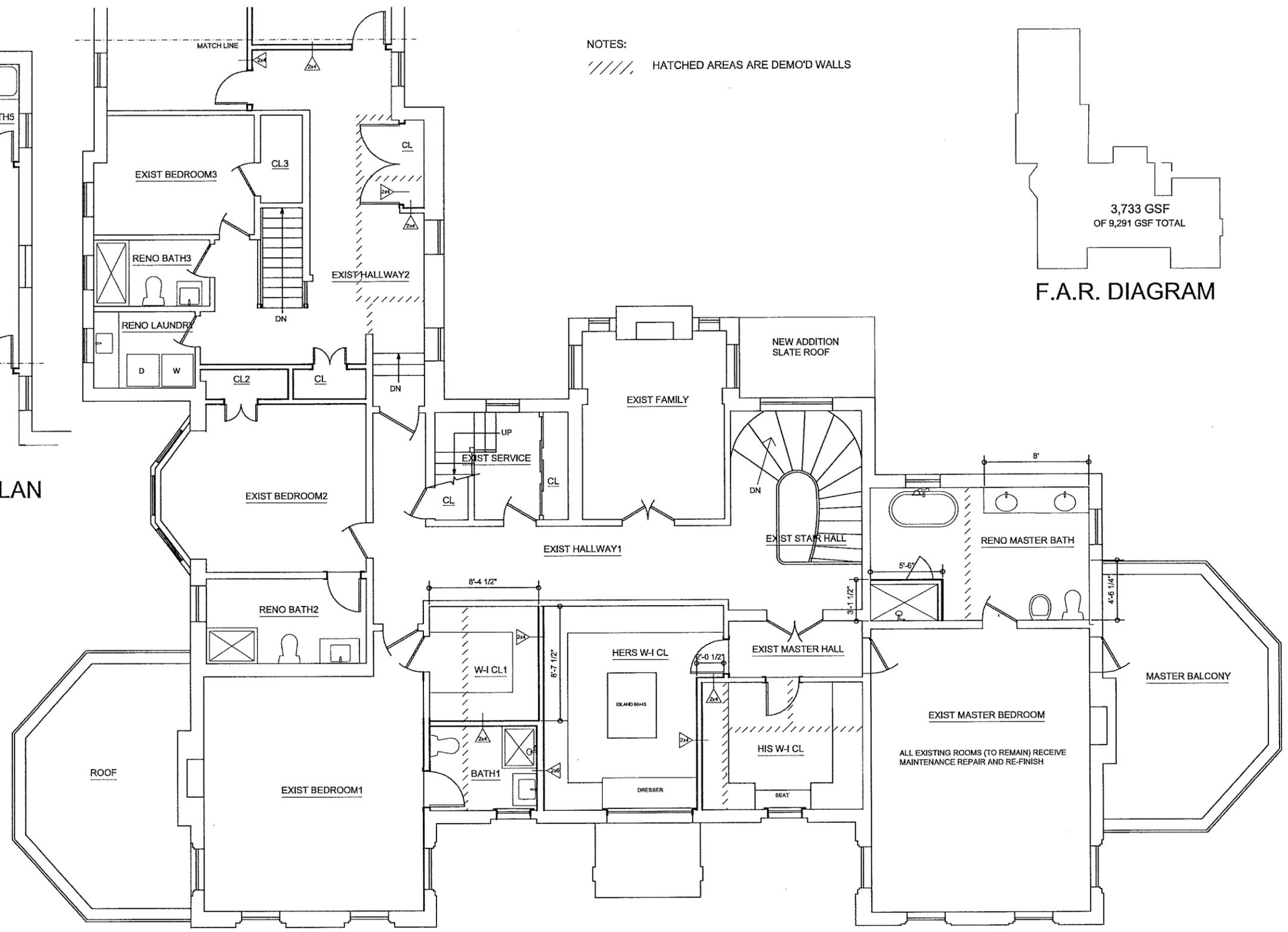


EXISTING, UNCHANGED BASEMENT

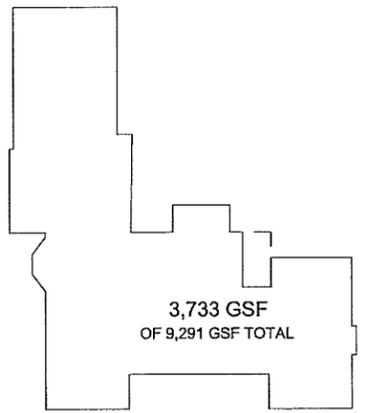
A2



CUT-OFF PORTION OF PLAN



NOTES:
 // HATCHED AREAS ARE DEMO'D WALLS



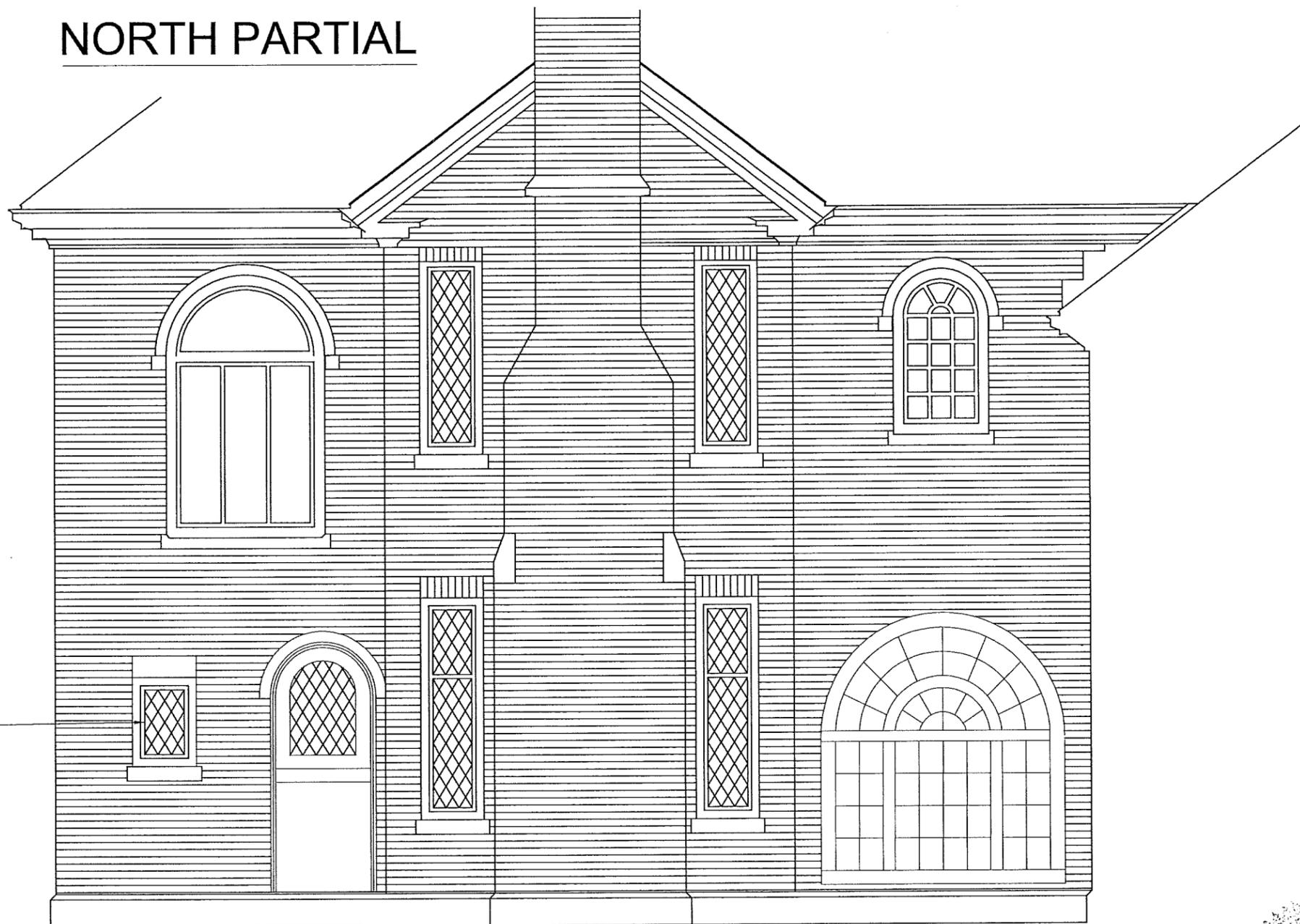
F.A.R. DIAGRAM

201 HYSLOP RD LLC Scale 1/8" = 1'
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5/4/15

PROPOSED SECOND FLOOR **A4**

NORTH PARTIAL

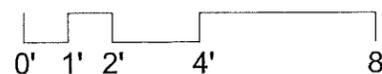


WINDOW Z TO BE RE-USED



5/4/15

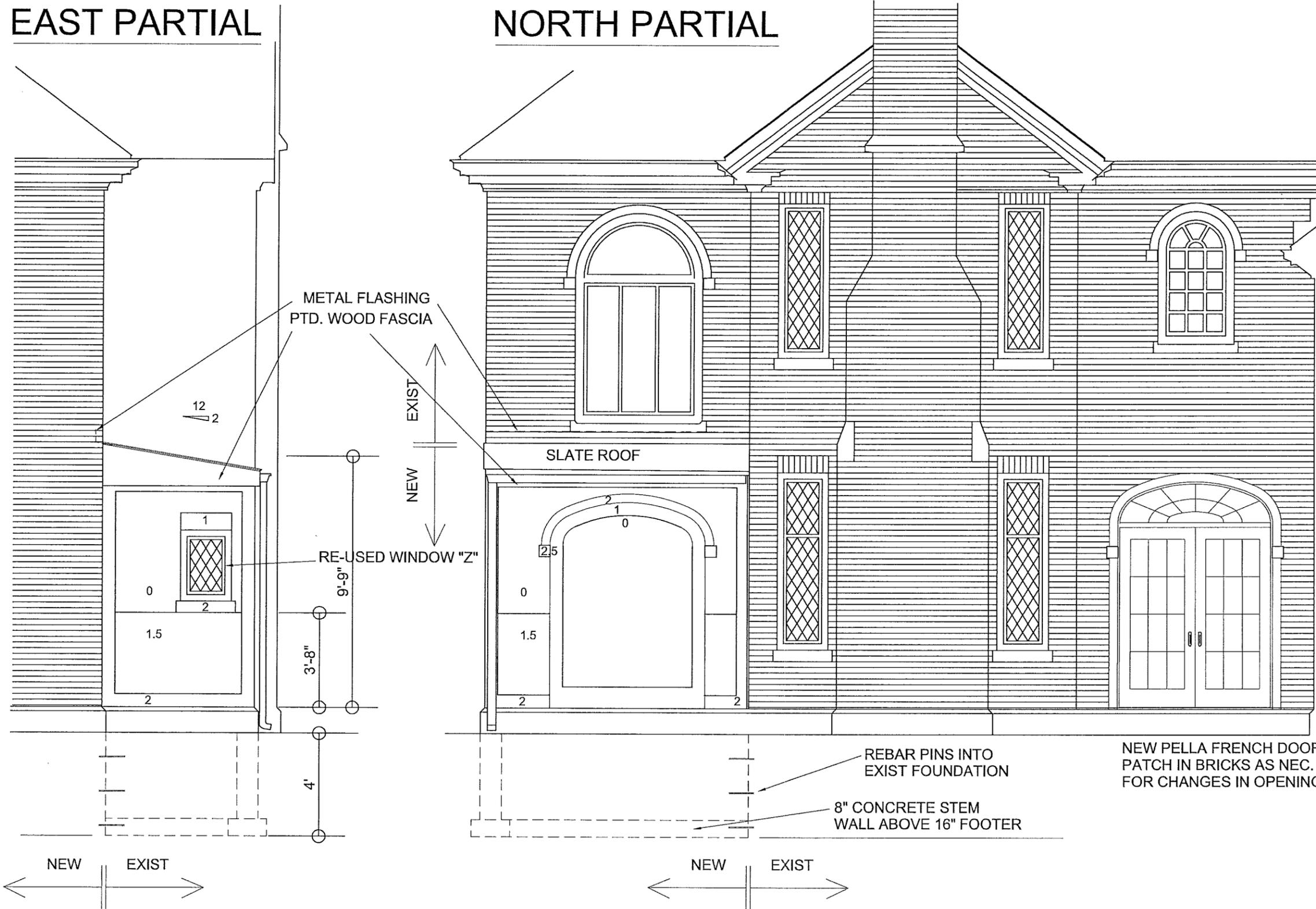
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EXISTING ELEVATION **A6**

EAST PARTIAL

NORTH PARTIAL



NUMBERS ON PLASTER REFER TO NUMBER OF INCHES EACH PLANE STANDS PROUD OF THE BASE PLANE ("0"). BASE PLANE IS THE MINIMUM RIGID INSUL OF 2" THICK

PLASTER WALL SHOWN AS EIFS BUT CAN ALSO BE 3-COAT PLASTER.

REBAR PINS INTO EXIST FOUNDATION

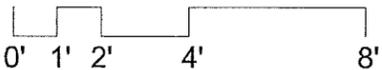
8" CONCRETE STEM WALL ABOVE 16" FOOTER

NEW PELLA FRENCH DOOR PATCH IN BRICKS AS NEC. FOR CHANGES IN OPENING.

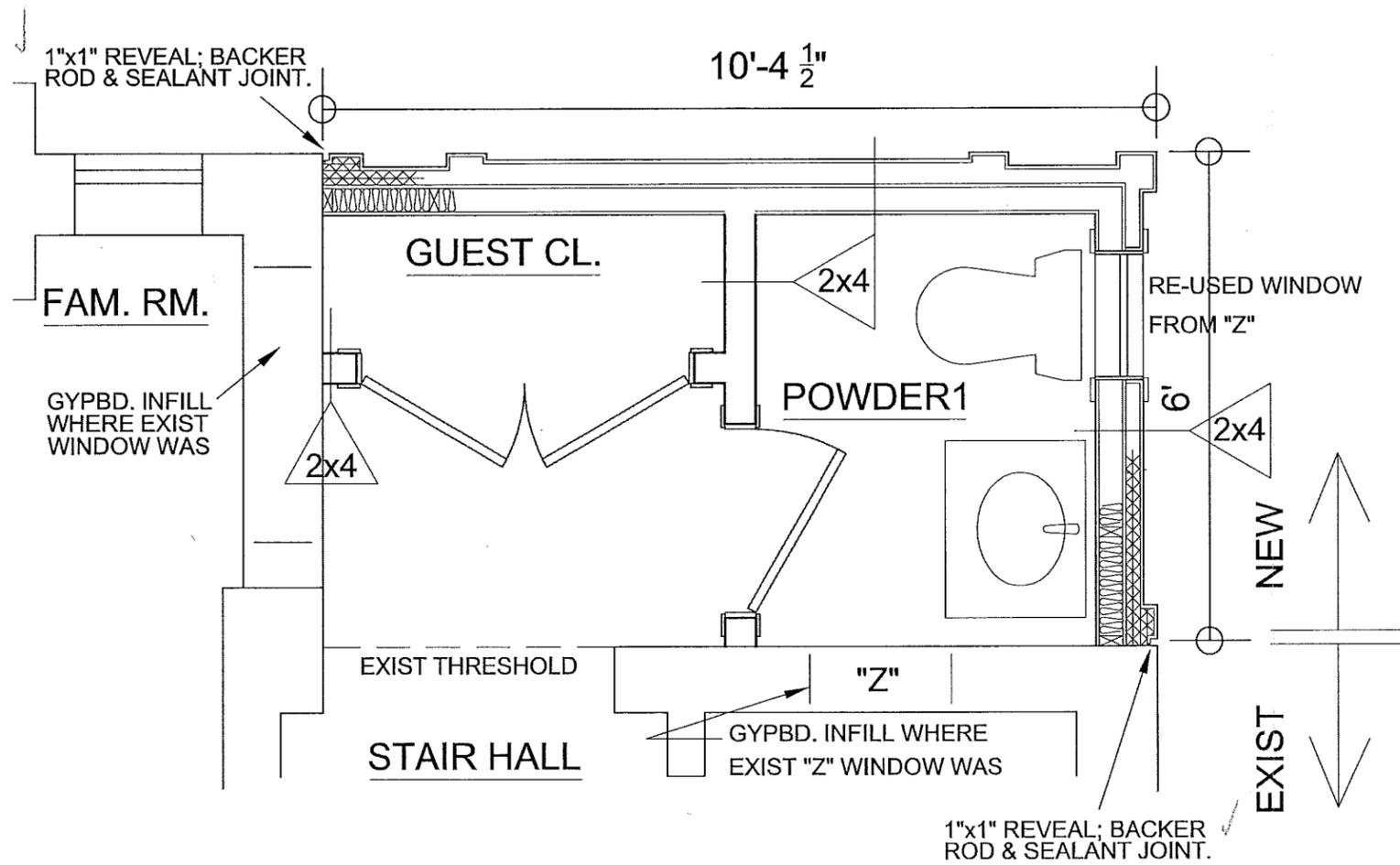


5/4/15

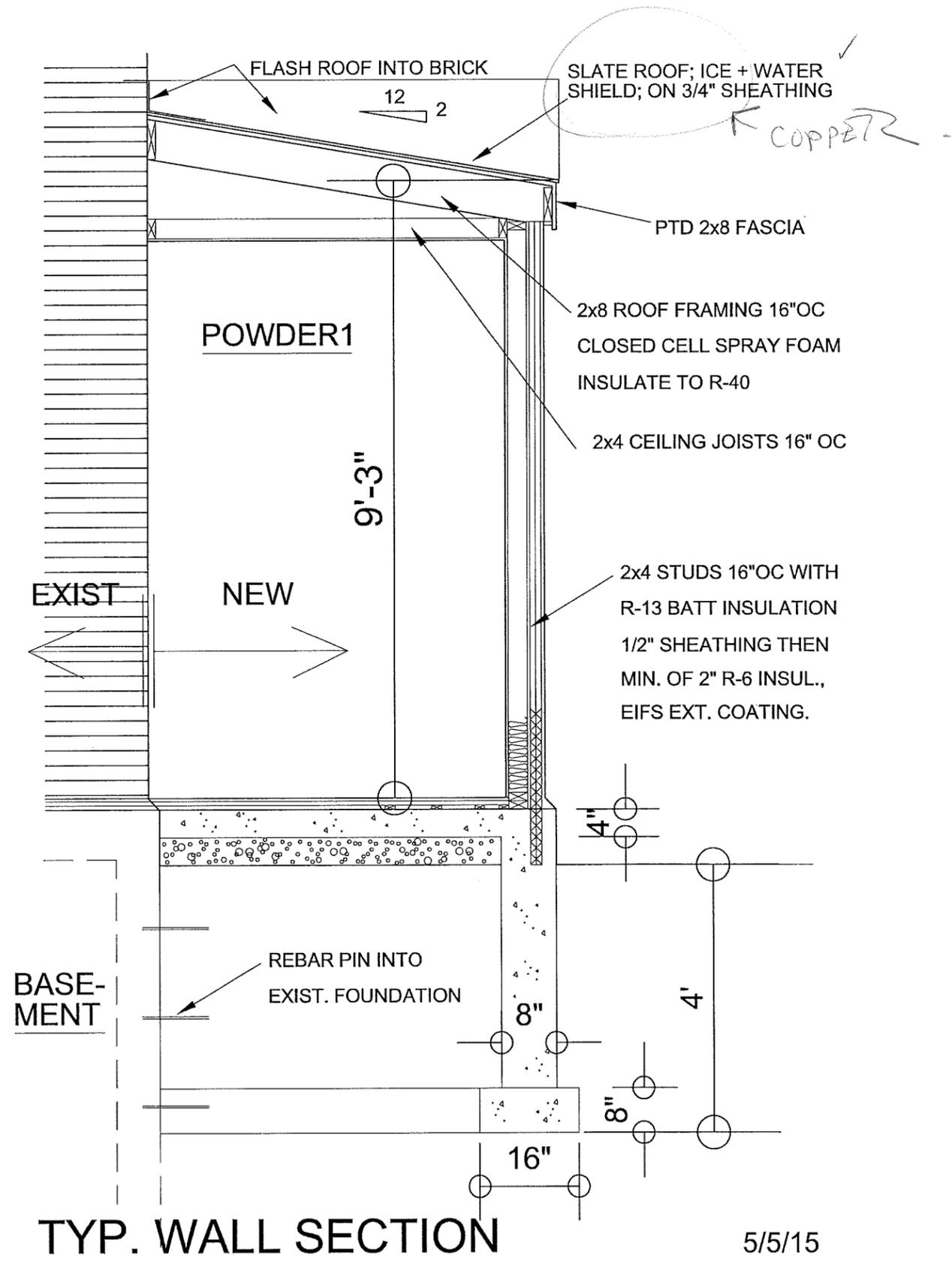
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PROPOSED ELEVATIONS **A6a**



PLAN ENLARGEMENT OF ADDITION



TYP. WALL SECTION

NEW CONSTRUCTION

A7

5/5/15

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