Brookline Preservation Commission
Local Historic District Report

Address: 305 Reservoir Road
Applicant: Stephen Hilt and Gregory Fenton

Statement of Significance:

The property is located behind 295 Reservoir Road.

Proposed Alterations:

The applicant is proposing to modify the previously approved design for a new single family house by replacing cedar clapboards (4” exposure) with 5” exposed cedar shingles, to add an outdoor fireplace and stone veneer at the left façade, to add dormers at the front and rear elevations, and to add round attic window at the front elevation.

Applicable Guidelines:

The applicable Design Guidelines are as follows: “The Commission will review all proposed alterations of, and additions to, existing structures and all new construction. 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.”
In regards to new construction, the Design Guidelines states that “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.”

Preliminary Findings:

A single family house at this site was approved by the Preservation Commission at its April 2017 meeting. The applicants are seeking a revised Certificate of Appropriateness at this time. Given that the overall design and massing are not being altered, the proposal does seem in keeping with the Design Guidelines. The Commission should consider whether the proposed outdoor fireplace is visible from a public way. In terms of materials, the proposed shingles do seem to be an appropriate material selection, rather than the wood clapboards.

Aerial view of 305 Reservoir Road, looking south.
Existing plot plan for 305 Reservoir Road.
Approved site plan for 305 Reservoir Road from the April 2017 approval process.
Previously approved basement plan and currently proposed basement floor plan.
Previously approved first floor plan and currently proposed first floor plan.
Previously approved second floor plan and currently proposed second floor plan.
Previously approved attic floor plan and currently proposed attic floor plan.
Previously approved roof plan and currently proposed roof plan.
Previously approved north elevation and currently proposed north elevation.
Previously approved east elevation and currently proposed east elevation.
Previously approved south elevation and currently proposed south elevation.
Previously approved west elevation and currently proposed west elevation.
Previous photos of the site (the house is currently under construction).
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