

24 SELKIRK ROAD

BRIGHTON, MA 02135

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION
DESIGN REVIEW SUBMISSION

May 20, 2020

24 SELKIRK PROJECT SUMMARY

Designed by Loring & Phipps Architects and built in 1895 in the Queen Anne/Shingle style architecture, the existing building is characterised by the broad off-centered gable roof, wood shingle facade, projecting brick chimneys, bowed encircling verandah and two-story bowed bay with stone arch porch entry.

EXISTING HOUSE REPAIRS:

- Replace existing deteriorating wood shingles at the facade to maintain the existing vernacular of the front and (2) side elevations.
- Replace existing windows with historically appropriate wood windows to match the existing aesthetics.
- Clean and repair existing stone facade.
- Clean and repair existing asphalt roof shingles.
- Re-grout existing brick chimney's.
- Retain existing historical rear facade projection.
- Re-introduce historic 2nd floor balcony over entry at front facade.

LANDSCAPING IMPROVEMENTS:

- Retain existing adult trees.
- Install new pervious walkway pavers and repair existing stairs at front and side yards.
- Modify existing parking efficiency .
- Plant organic outcrops to blend with historically appropriate aesthetics.
- Incorporate planting features to screen neighbor's visibility.



existing front yard

REVISION SUMMARY SINCE FEBRUARY 14, 2019 HISTORIC COMMISSION MEETING

- SIMPLIFIED REAR FACADE AND REDUCED THE FOOTPRINT AT THE REAR YARD BY 9'-0" (± 39 -49ft FROM REAR LOT LINE).
- INCREASED SIDE YARD SETBACKS AT REAR FACADE OF ADDITION TO ± 12 ft (WEST) and ± 11.5 ft (EAST).
- DECREASED PROPOSED AREA BY ± 770 sf AND REDUCED F.A.R. BY 0.08 (10% REDUCTION).
- INCREASED OPEN SPACE BY 573sf OR 18% (213% OF REQUIRED OPEN SPACE).
- REVISED LANDSCAPING TO CREATE MORE ORGANIC PLANTING OUTCROPS AND PRESERVE THE ROMANTIC SUBURBAN YARD.
- RETAINED EXISTING HISTORICAL REAR FACADE PROJECTION TO ENSURE FUTURE REMOVAL WILL MAINTAIN ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND CREATE SEAMLESS TRANSITION TO NEW CONSTRUCTION.
- REVISED EXTERIOR MATERIALS TO INTEGRATE WITH SHINGLE STYLE ARCHITECTURE OF EXISTING BUILDING (SIDING, TRIM, ETC.).
- MAINTAINED 30ft ROOF HEIGHT (35ft ALLOWABLE).
- REPLACED COPPER ROOFS WITH MORE APPROPRIATE STYLE SHINGLES.
- REMOVED COVERED PORCH AT EAST ELEVATION.
- MODIFIED DORMER SIZES AND LOCATIONS.

PREVIOUS FOOTPRINT - 4,175sf (0.78 F.A.R.)
PROPOSED FOOTPRINT - 3,900sf (0.70 F.A.R.)

COMMISSION CHANGES

- RE-INTRODUCED BALCONY AT SECOND FLOOR OVER ENTRY TO MATCH HISTORIC PLANS



PREVIOUS NORTH EXTERIOR ELEVATION



PROPOSED NORTH EXTERIOR ELEVATION

COMMISSION CHANGES

- SIMPLIFIED REAR FACADE AND INCREASED SET BACK TO REDUCE FOOTPRINT
- REMOVED REAR BALCONY
- UPDATED WINDOW/DOOR LOCATIONS BASED ON PLAN CHANGES
- UPDATED/REMOVED DORMERS BASED ON PLAN CHANGES
- REMOVED COLUMNS AT ENTRY PORCHES
- REMOVED COVERED PORCH AT EAST ELEVATION OF EXISTING BUILDING
- REPLACED SIDING/TRIM AT 1ST FLOOR WITH SHINGLE SIDING
- REPLACED COPPER ROOFS WITH SHINGLE ROOFS



PREVIOUS SOUTH EXTERIOR ELEVATION



PROPOSED SOUTH EXTERIOR ELEVATION

COMMISSION CHANGES

- SIMPLIFIED REAR FACADE AND INCREASED SET BACK TO REDUCE FOOTPRINT
- REMOVED REAR BALCONY
- RETAINED EXISTING PROJECTION OF REAR FACADE
- UPDATED WINDOW/DOOR LOCATIONS BASED ON PLAN CHANGES
- UPDATED/REMOVED DORMERS BASED ON PLAN CHANGES
- REMOVED COLUMNS AT ENTRY PORCHES
- REMOVED COVERED PORCH AT EAST ELEVATION OF EXISTING BUILDING
- REPLACED SIDING/TRIM AT 1ST FLOOR WITH SHINGLE SIDING
- REPLACED COPPER ROOFS WITH SHINGLE ROOFS



PREVIOUS EAST EXTERIOR ELEVATION



PROPOSED EAST EXTERIOR ELEVATION

COMMISSION CHANGES

- SIMPLIFIED REAR FACADE AND INCREASED SET BACK TO REDUCE FOOTPRINT
- REMOVED REAR BALCONY
- UPDATED WINDOW/DOOR LOCATIONS BASED ON PLAN CHANGES
- UPDATED/REMOVED DORMERS BASED ON PLAN CHANGES
- REMOVED COLUMNS AT ENTRY PORCHES
- REMOVED COVERED PORCH AT EXISTING BUILDING
- REPLACED SIDING/TRIM AT 1ST FLOOR WITH SHINGLE SIDING
- REPLACED COPPER ROOFS WITH SHINGLE ROOFS



PREVIOUS WEST EXTERIOR ELEVATION



PROPOSED WEST EXTERIOR ELEVATION

COMMISSION CHANGES

- SIMPLIFIED REAR FACADE AND INCREASED SET BACK TO REDUCE FOOTPRINT
- INCREASED OPEN SPACE
- RETAINED EXISTING PROJECTION OF REAR FACADE
- REMOVED COLUMNS AT ENTRY PORCHES
- REMOVED COVERED PORCH AT EAST ELEVATION OF EXISTING BUILDING
- REVISED LANDSCAPING TO CREATE MORE ORGANIC PLANTING OUTCROPS



PREVIOUS SITE PLAN



PROPOSED SITE PLAN

24 SELKIRK ZONING SUMMARY

ZONING CODE	REGULATION	COMPLIANCE	PROPOSED
LOT AREA MINIMUM (for specified dwelling units)	3,000sf	YES	±12,000 sf
LOT WIDTH MINIMUM			
LOT FRONTAGE MINIMUM	25ft	YES	±109.37 ft
FLOOR AREA RATIO MAXIMUM	0.8	YES	0.70
BUILDING HEIGHT MAXIMUM	3stories - 35ft	YES	2 1/2stories - 30'-0"
USABLE OPEN SPACE MINIMUM (per dwelling unit)	800sf per dwelling unit	YES	6,820 sf
FRONT YARD DEPTH MINIMUM	20ft	YES	±33'-0" (varies)
SIDE YARD WIDTH MINIMUM	10ft	YES - existing non-conforming porch	10'-0"
REAR YARD DEPTH MINIMUM	30ft	YES	±38'-9" TO 48'-9"
USE REGULATION	3 family residential	NO	4 family
MAIN ENTRANCE LOCATION	front facing street	NO	2 side facing
OFF-STREET PARKING	1.75 per dwelling unit = 7 required	NO	6 provided

USABLE OPEN SPACE SUMMARY

LOT	12,000 SF
BUILDING FOOTPRINT	3,900 SF
PORCHES (EXIST + NEW)	692 SF
PARKING (6 SPACES)	1,280 SF
TOTAL	5,872 SF
PROPOSED USABLE OPEN SPACE	6,820 SF

REQUIRED USABLE OPEN SPACE 800 SF PER DWELLING UNIT

MIN. 800 SF X 4 = 3,200 SF

PERCENTAGE OF OPEN SPACE PROVIDED = 213% OF REQUIRED

EXISTING FOOTPRINT 2,400 SF

PROPOSED FOOTPRINT 1,500 SF





PERENNIAL AND BOX WOOD PLANTING BED



ROSE PLANTING BED



BOX WOOD PLANTING



CEDAR LATTICE SCREEN



BOX WOOD SHRUBS

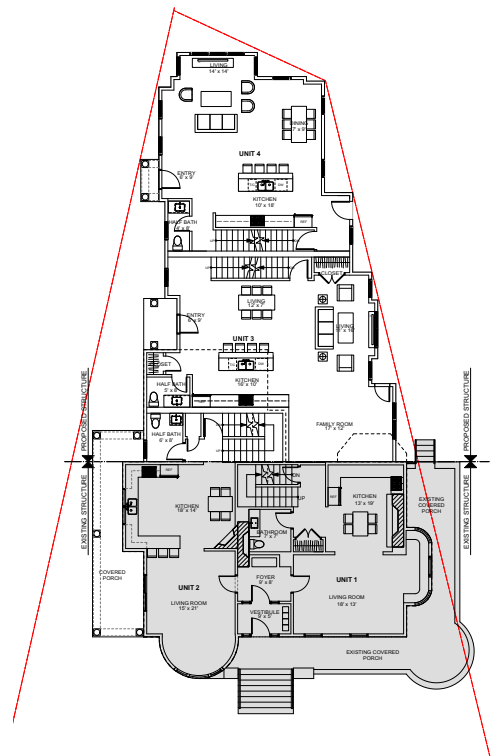


JAPANESE MAPLE FLOWERING TREE

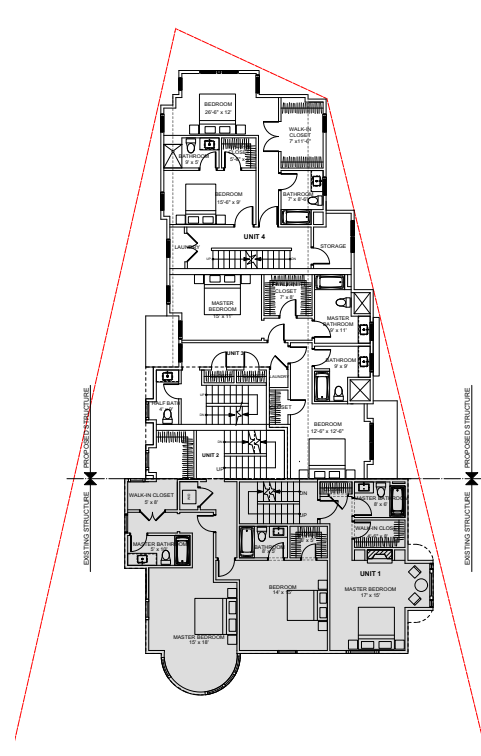
LANDSCAPE FEATURES

- 6,820sf PROPOSED USABLE OPEN SPACE.
- 213% OF REQUIRED OPEN SPACE.
- (9) EXISTING ADULT TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- A VARIETY OF EXISTING SHRUBBERY WILL REMAIN AT THE FRONT YARD.
- EXISTING PARKING TO BE ENHANCED WITH CRUSHED STONE SURFACE TO ALLOW FOR WATER DRAINAGE.
- ADDITIONAL 325sf OF NEW PLANTING BEDS.
- (2) NEW JAPANESE MAPLE FLOWERING TREES.
- NEW 28'-0" LONG CEDAR LATTICE SCREEN FOR NEIGHBOR'S VISIBILITY.
- 28 LINEAR FEET OF NEW ROSE PLANTING.
- 270sf OF NEW PERENNIAL AND BOX WOOD PLANTING BEDS.
- NEARLY 70± NEW BOX WOOD PLANTS.
- NEW PERVIOUS PAVING TO REPLACE THE EXISTING CONCRETE WALKWAYS.
- NEW PATHWAY LIGHTING.

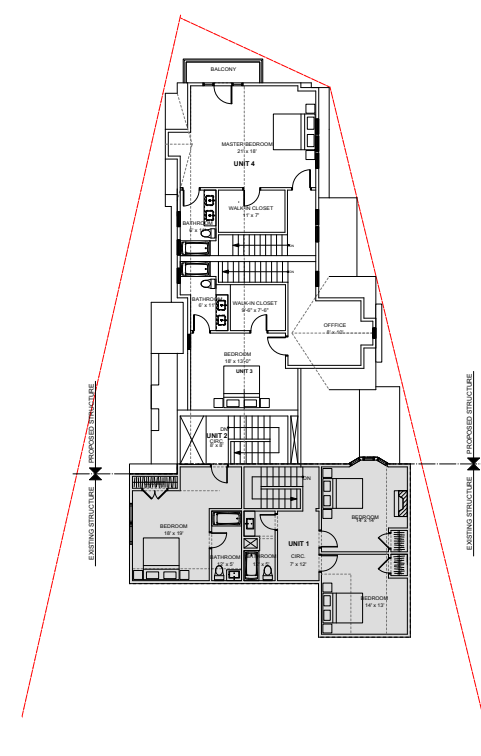
KEY:
 - - - CURRENT EXTENTS OF EXISTING STRUCTURE
 ■ PROPOSED EXTENTS OF EXISTING STRUCTURE



PREVIOUS FIRST FLOOR PLAN



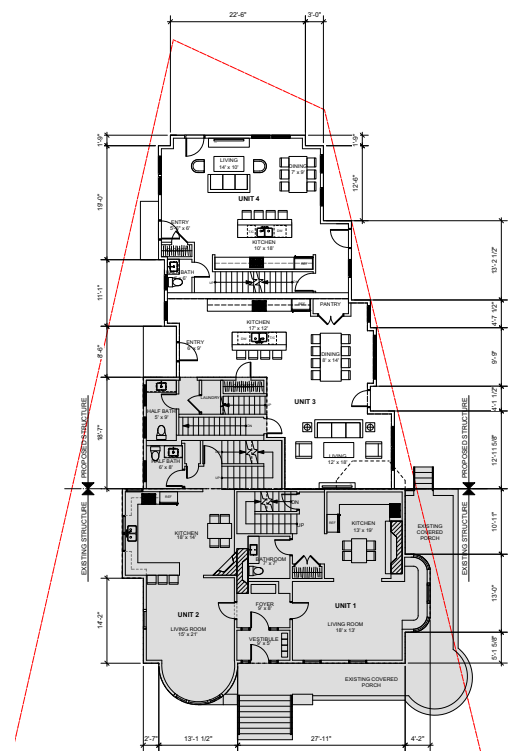
PREVIOUS SECOND FLOOR PLAN



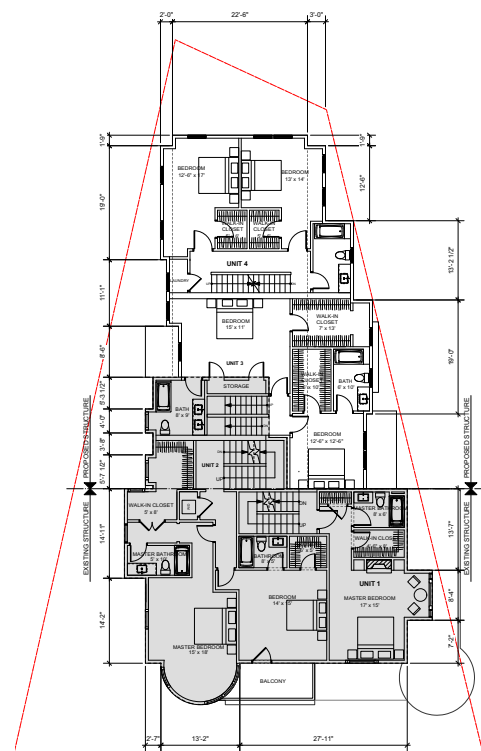
PREVIOUS THIRD FLOOR PLAN

COMMISSION CHANGES

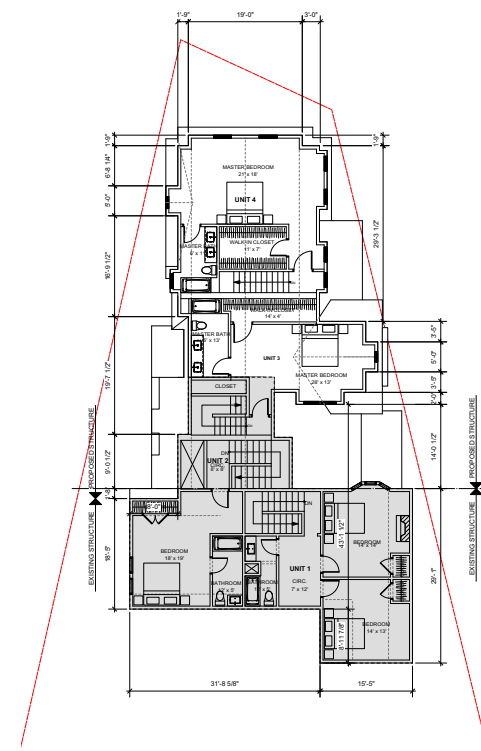
- SIMPLIFIED REAR FACADE AND INCREASED SET BACK TO REDUCE FOOTPRINT
- INCREASED OPEN SPACE
- REMOVED REAR BALCONY AT 3RD FLOOR
- RETAINED EXISTING PROJECTION OF REAR FACADE
- UPDATED WINDOW/DOOR LOCATIONS BASED ON PLAN CHANGES
- REMOVED COLUMNS AT ENTRY PORCHES
- REMOVED COVERED PORCH AT EAST ELEVATION OF EXISTING BUILDING
- RE-INTRODUCED 2ND FLOOR HISTORIC BALCONY ABOVE ENTRY



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PREVIOUS RENDERING



PROPOSED RENDERING



PREVIOUS RENDERING



PROPOSED RENDERING



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PROPOSED EAST RENDERING

SOUSA design
Architects
81 Boylston Street, 2nd Floor
Brookline, MA 02445
617 . 879 . 9100



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