

38 ENGLEWOOD AVE

BOSTON, MA 02135

AURA PROPERTIES

FEBRUARY 14, 2019

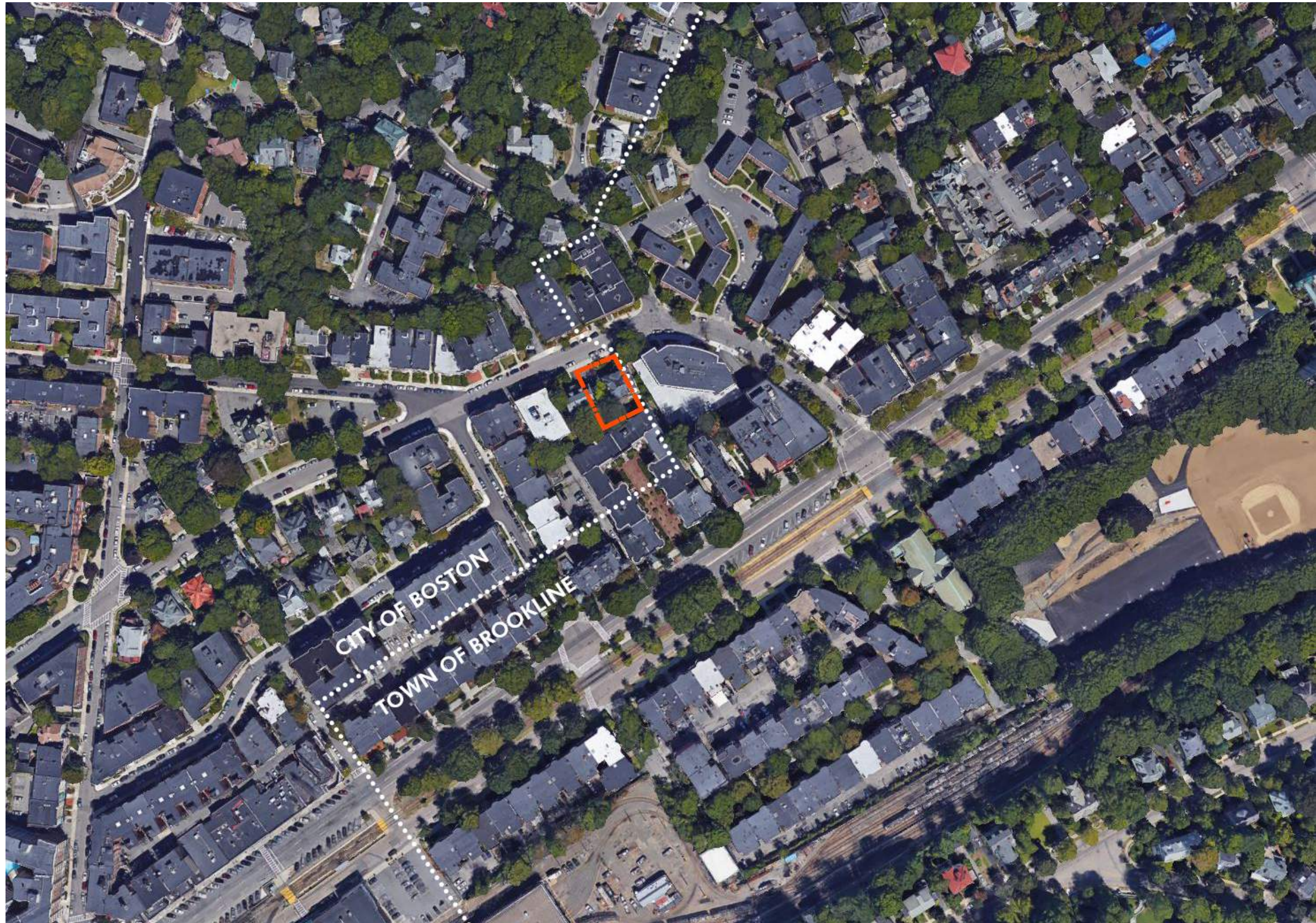
ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT COMMISSION



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BIRD'S EYE VIEW

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31 FISHER LANE, BROOKLINE

VIEW 1 LOOKING WEST UP ENGLEWOOD AVE



1 RESERVOIR CT, BROOKLINE

PROJECT SITE

EXISTING APARTMENTS @ 20 ENGLEWOOD AVE, BROOKLINE

VIEW 2 LOOKING NORTHWEST FROM ADJACENT PARKING LOT



PROJECT SITE

42 ENGLEWOOD AVE

VIEW 3 LOOKING EAST DOWN ENGLEWOOD AVE



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EXISTING CONDITIONS

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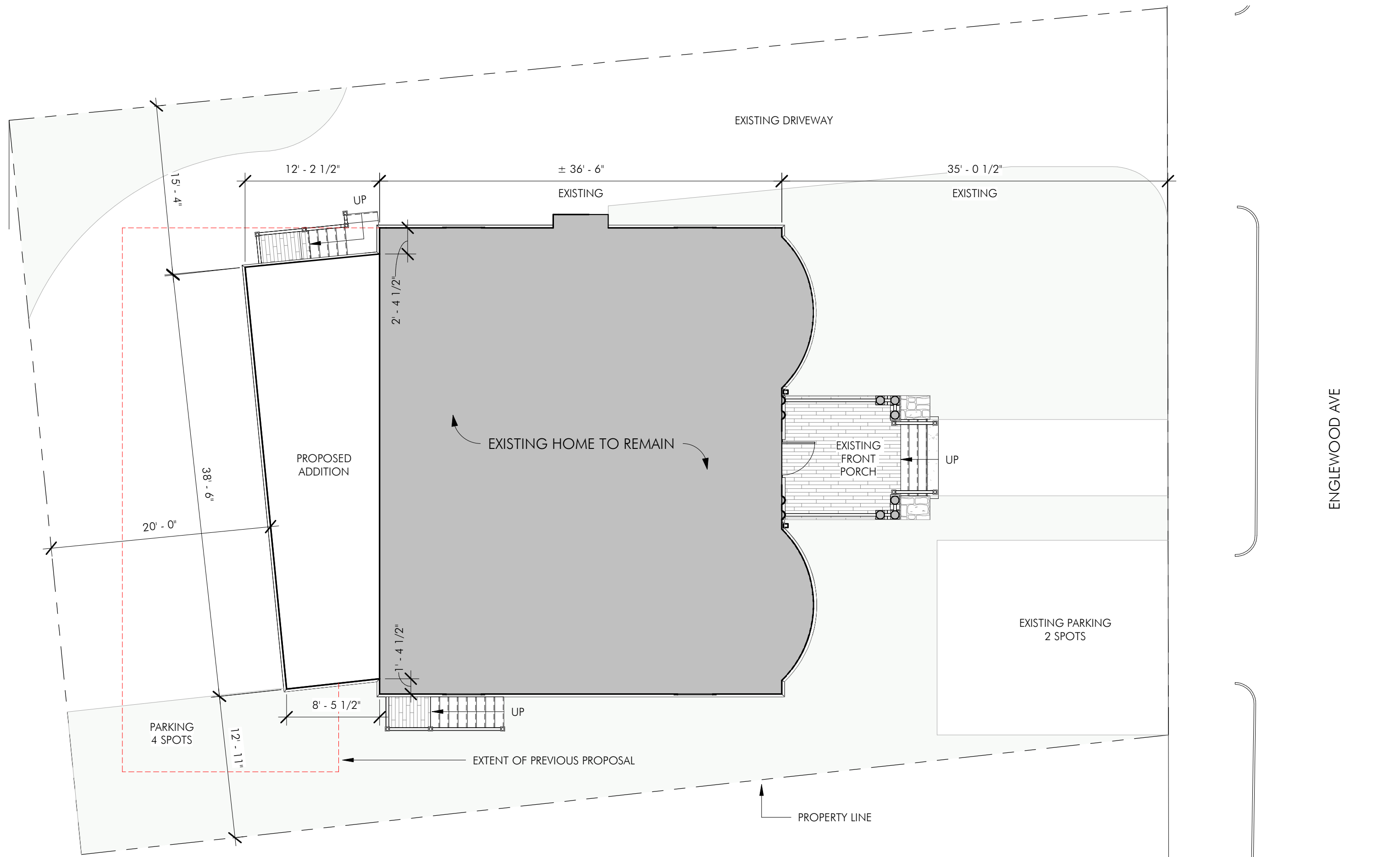


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EXISTING CONDITIONS

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Amelanchier with groundcovers and accent woodland perennials for front yard landscape



Hakonachloa macra 'aureola'



Granite landscape curb



Horizontal cedar fencing



Foam Flower



Itea 'Little Henry' - flowering



Itea 'Little Henry' - fall foliage



PLAN BY VERDANT LANDSCAPE ARCHITECTURE



- ← REPAIR AND RESTORE EXISTING BRICK CHIMNEY AS REQUIRED.
- ← REPAIR AND RESTORE ALL EXISTING DORMERS AS REQUIRED. REMOVE VINYL SIDING AND REPLACE WITH WOOD SHINGLE TO MATCH EXISTING; PAINT HC-146.
- ← REPLACE EXISTING WOOD CASEMENT WINDOWS IN KIND. PAINT BLACK.
- ← REPAIR AND RESTORE EXISTING ROOF, AS REQUIRED.
- ← REPAIR AND RESTORE EXISTING ORIGINAL WOOD WINDOWS AT FRONT ELEVATION. PAINT BLACK.
- ← REPAINT EXISTING DOWNSPOUTS AND GUTTER.
- ← REPAIR AND RESTORE EXISTING WOOD SHINGLE SIDING. PAINT HC-146.
- ← REPAIR AND RESTORE EXISTING CARVED WOOD ORNAMENT AT PEDIMENT
- ← REPAIR AND RESTORE EXISTING WOOD TRIM AS REQUIRED ON FRONT ELEVATION. PAINT WHITE.
- ← REPAIR AND RESTORE ALL EXISTING ORIGINAL WINDOWS, TYP. PAINT BLACK.
- ← REPAIR AND RESTORE EXISTING WOOD DOOR. PAINT BLACK.
- ← REPAIR AND RESTORE EXISTING STOOP, RAILINGS, AND FRONT ENTRY ELEMENTS AS REQUIRED.
- ← WINDOWS FOR CODE TO MATCH EXISTING AT SIDE

HC-146 



REPAIR AND RESTORE EXISTING BRICK CHIMNEY AS REQUIRED.

REPAIR AND RESTORE EXISTING ROOF, AS REQUIRED.

NEW ROOF DECK WITH BLACK METAL RAILING.

NEW THREE STORY REAR ADDITION. MATCH SIDING AND TRIM DETAILING TO EXISTING.

ALL NEW WOOD CLERESTORY WINDOWS, TYP. PAINT BLACK.

PROPOSED SHINGLE FLARE TO MATCH DETAIL + DIMENSION AS EXISTING.

ALL NEW WOOD 'SIX OVER ONE' WINDOWS, TYP. PAINT BLACK.

FACADE OF FOUNDATION WALL TO MATCH EXISTING GRANITE RUBBLE FOUNDATION; REUSE SALVAGED PIECES AS APPLICABLE



PROPOSED ROOF DECK AND BLACK METAL RAILING ON ADDITION.

REPAIR AND RESTORE EXISTING BRICK CHIMNEY AS REQUIRED.

NEW ROOF ABOVE ADDITION. MATCH EXISTING.

REPAIR AND RESTORE ALL EXISTING DORMERS AS REQUIRED. REMOVE VINYL SIDING AND REPLACE WITH WOOD SHINGLE MATCHING ORIGINAL

REPLACE ALL WINDOWS WITH WOOD 'THREE OVER ONE' WINDOWS, TYP. PAINT BLACK.

REPAIR AND RESTORE EXISTING ROOF, AS REQUIRED.

PROPOSED TRIM BAND DETAILS TO MATCH EXISTING

PROPOSED THREE STORY REAR ADDITION. MATCH SIDING AND TRIM DETAILING TO EXISTING.

REPAIR AND RESTORE EXISTING FACADES AS REQUIRED. PAINT HC-146.

REPAIR AND RESTORE EXISTING WOOD WINDOW AND FACADE TRIMS AS REQUIRED, TYP. PAINT WHITE.

NEW MAHOGANY UNIT ENTRY DOOR, RAILING AND STAIRS. MATCH DETAILING OF FRONT ENTRY DOOR.

NEW WINDOW

RESTORE EXISTING | ADDITION



REPAIR AND RESTORE EXISTING BRICK CHIMNEY AS REQUIRED.

REPAIR AND RESTORE ALL EXISTING DORMERS AS REQUIRED. PAINT HC-146.

NEW DORMER EXTENSION WITH WOOD PANELING DETAILS.

REPLACE ALL WINDOWS WITH WOOD THREE OVER ONE' WINDOWS, TYP. PAINT BLACK.

REPAIR AND RESTORE EXISTING ROOF, AS REQUIRED.

NEW THREE STORY REAR ADDITION. MATCH SIDING AND TRIM DETAILING TO EXISTING.

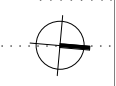
REPAIR AND RESTORE EXISTING FACADES AS REQUIRED. PAINT HC-146.

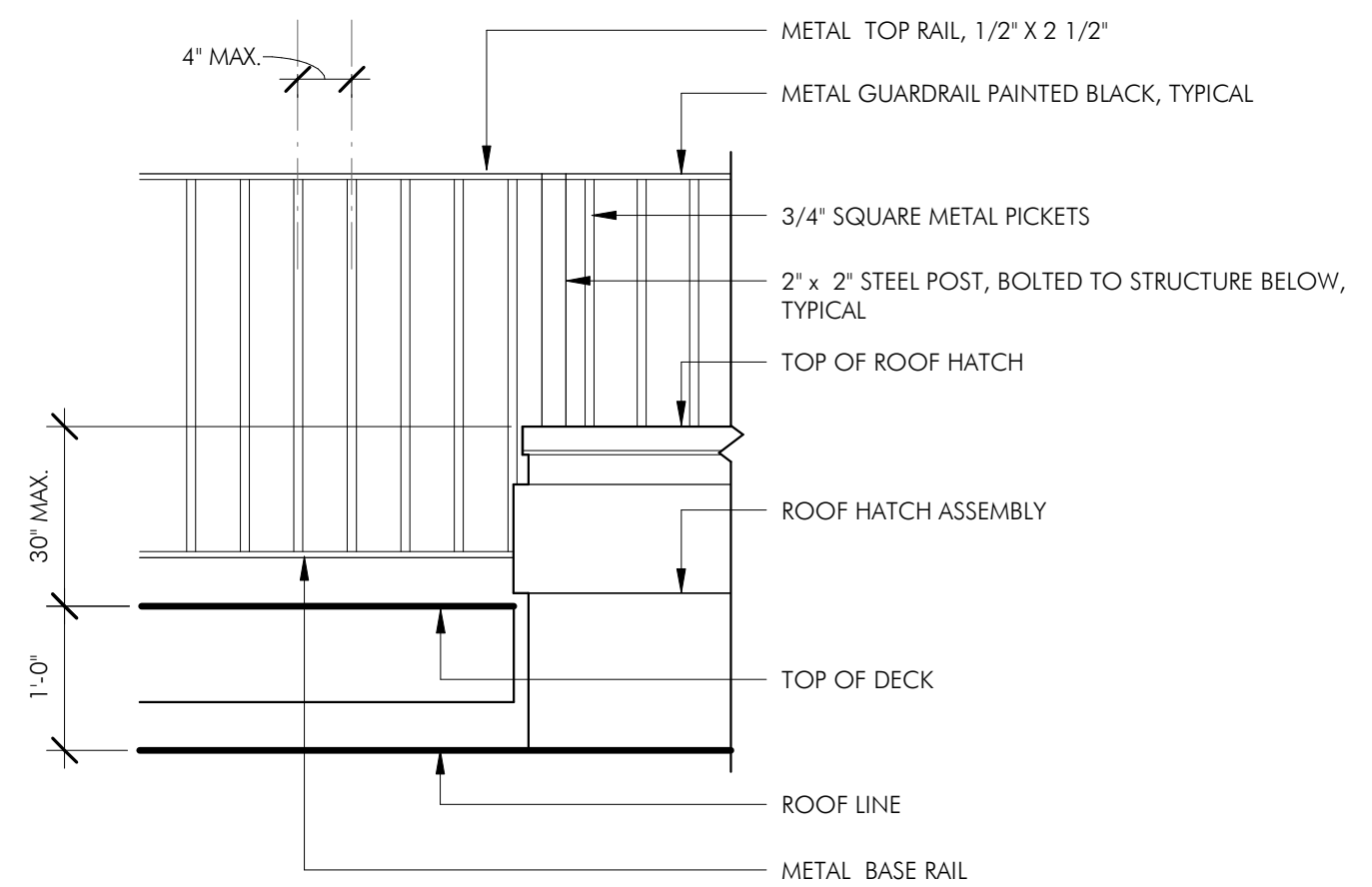
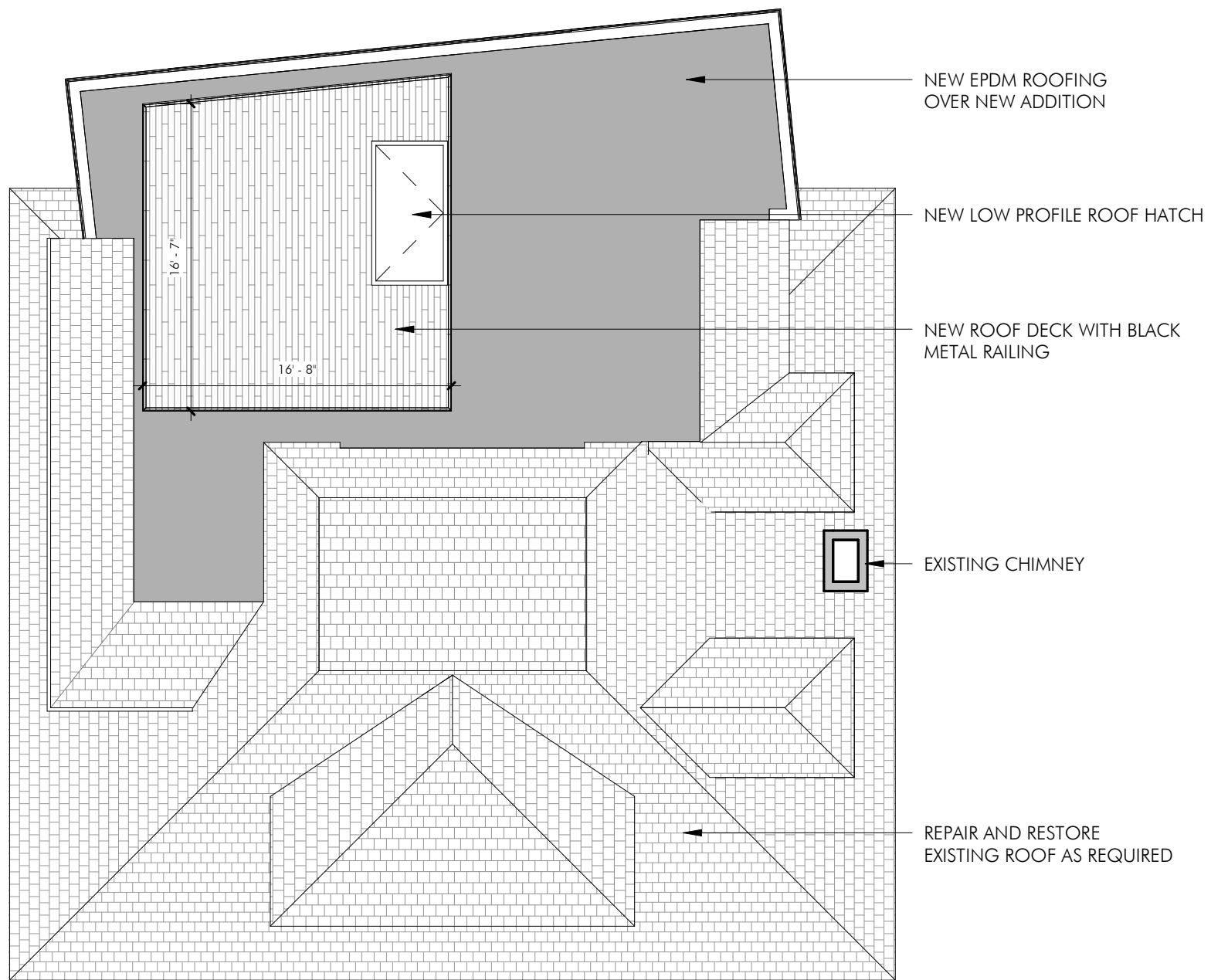
REPAIR AND RESTORE EXISTING WOOD WINDOW AND FACADE TRIMS AS REQUIRED, TYP. PAINT WHITE.

NEW UNIT ENTRY DOOR AND STAIRS. MATCH DETAILING AT FRONT ENTRY.

NEW WINDOW

← ADDITION RESTORE EXISTING →





1 PROPOSED ROOF PLAN
1/8" = 1'-0"

2 ROOF DECK RAILING DETAIL
3/4" = 1'-0"



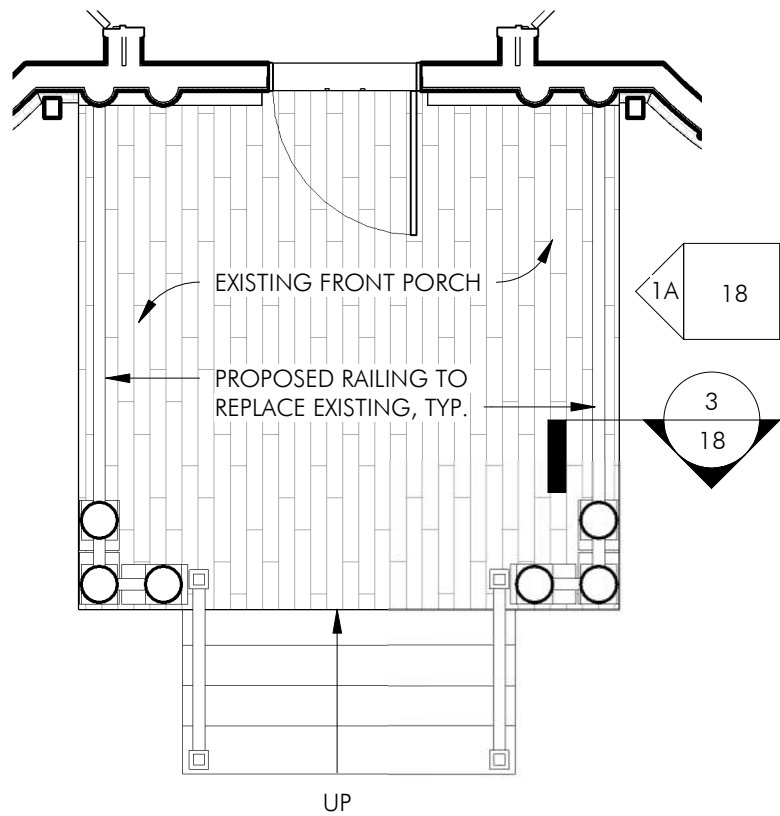
REPAIR AND RESTORE EXISTING SHINGLES. MATCH SIZE AND VARIETY OF EXISTING SHINGLES AT NEW ADDITION FACADES



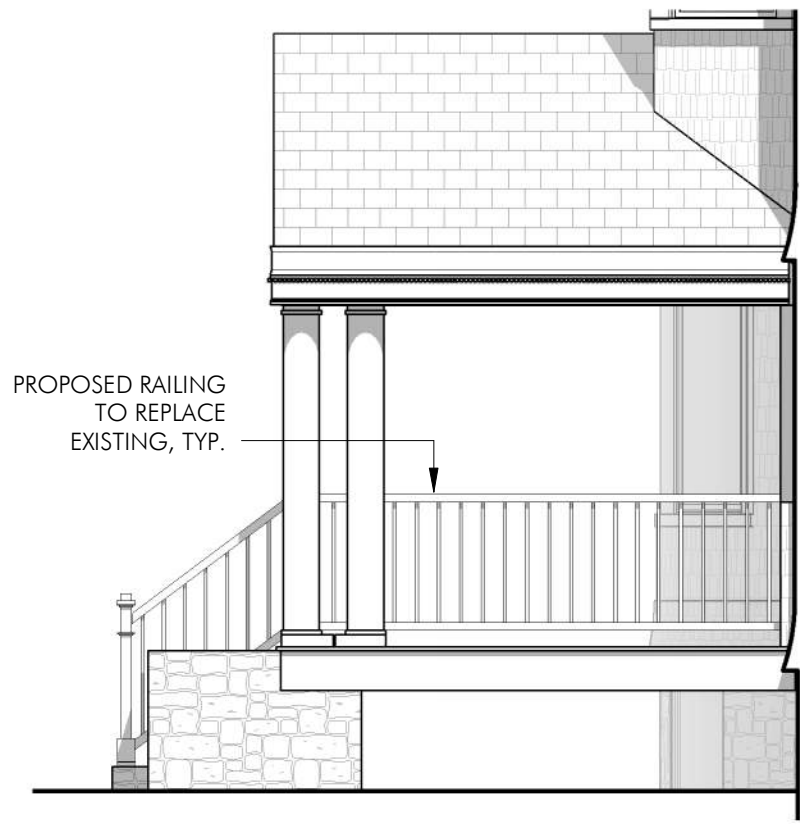
EXISTING NON-HISTORIC PVC GUARD RAILING AT 38 ENGLEWOOD



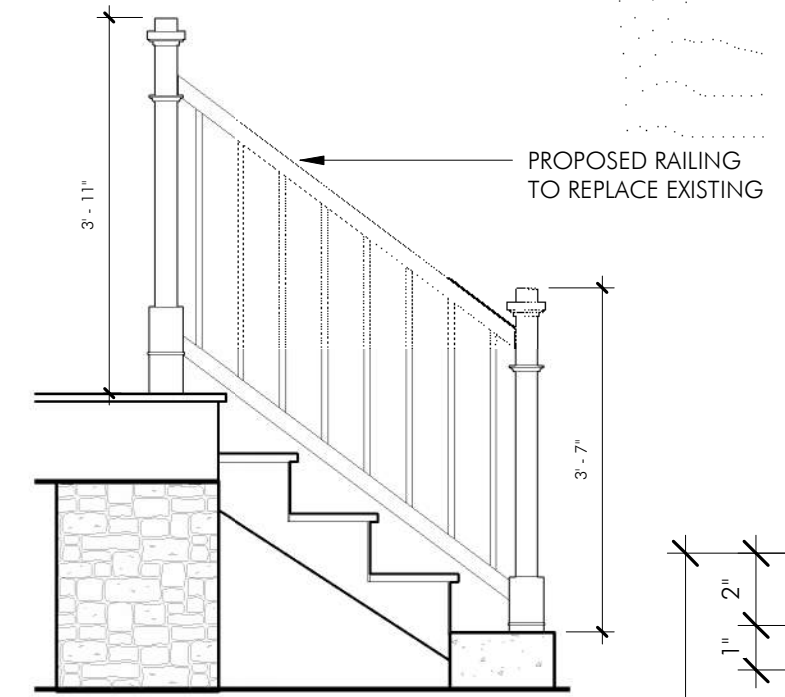
FRONT AND SIDE EXTERIOR GUARD RAILING PRECEDENT | 42 ENGLEWOOD AVE



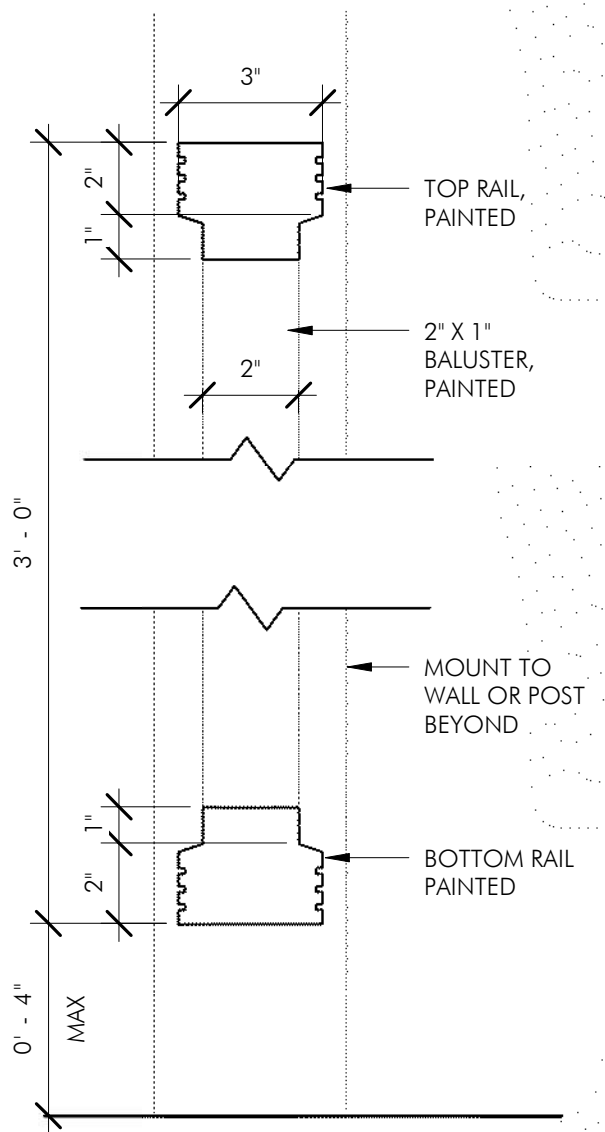
1 FRONT RAILING PLAN
1/4" = 1'-0"



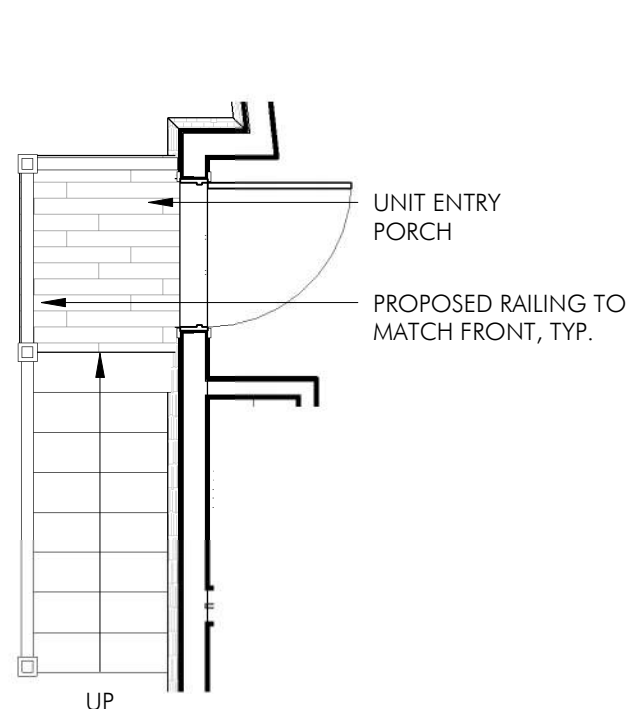
1A FRONT ENTRY RAILING ELEVATION
1/4" = 1'-0"



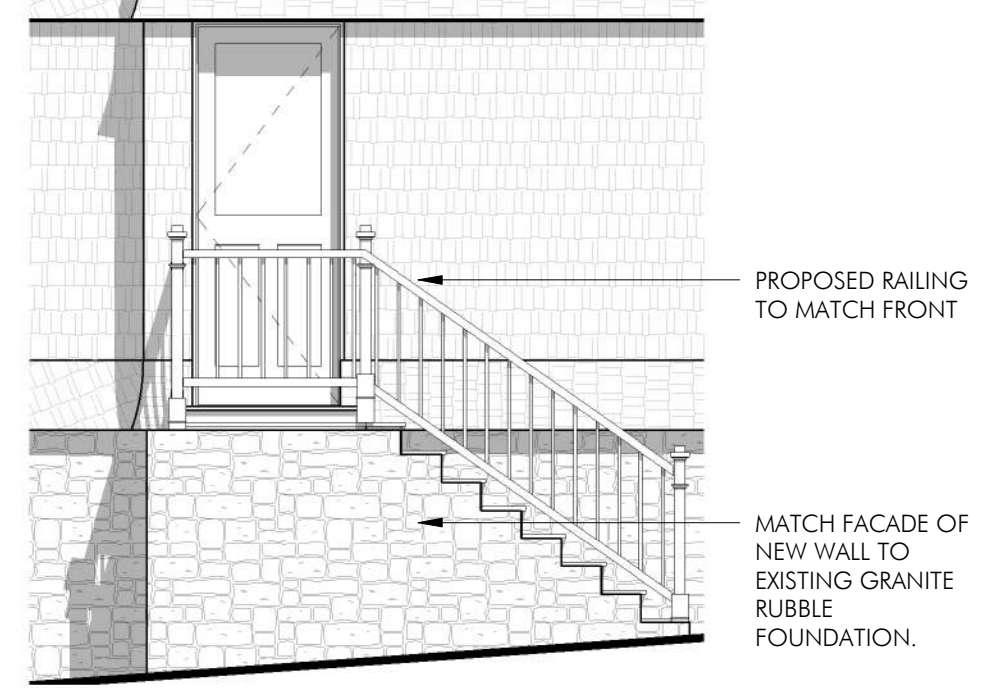
5 FRONT RAILING SECTION
1/2" = 1'-0"



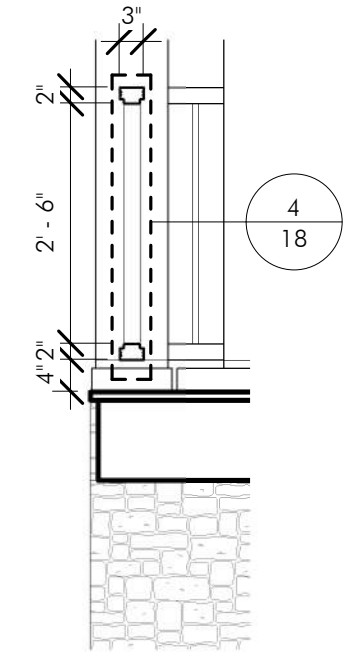
4 RAILING DETAIL
3" = 1'-0"



2 SIDE ENTRY RAILING PLAN
1/4" = 1'-0"



2A SIDE ENTRY ELEVATION
1/4" = 1'-0"



3 RAILING SECTION
1/2" = 1'-0"



EXISTING FRONT FACADE WINDOWS TO BE REPAIRED + RESTORED



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