

Park Street School: 57 + 67 Brimmer



<<< 57 BRIMMER ST

NW Corner of Brimmer &
Chestnut Streets

67 BRIMMER ST >>>

Bounded by Brimmer St.,
Chestnut & Beaver Place



Park Street School: 57 Brimmer Street

55 – 57 BRIMMER STREET

- Two-Story Brick Building (pre-1874) with One-Story Wood Addition (~1885)
- One of the Remaining Examples of a “Flat of the Hill” Carriage House
- Proposed Conversion of Single-Family Residence to Elementary School Use
- Exterior Repairs & Restoration; Retain Historic Character; Handicap Access
- Ground Water Conservation Overlay District Compliance (BWSC Approved)



Park Street School: 67 Brimmer Street

63 – 69 BRIMMER STREET

- Existing Four-Story School Building Restored to Original 1913 Use in 2005
- Conditional Use as Elementary School to be Extended for Courtyard Addition
- Non-Conforming Floor Area Ratio to be increased 0.14 from 3.54 to 3.68
- Three-Story 952 Square Foot Addition to Align with 2nd, 3rd & 4th Floors
- Additional Space to Enhance Current Academic Offerings for Students



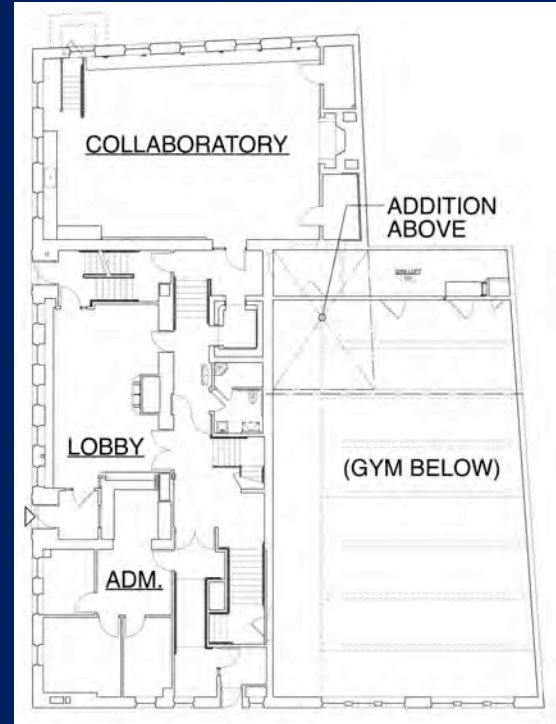
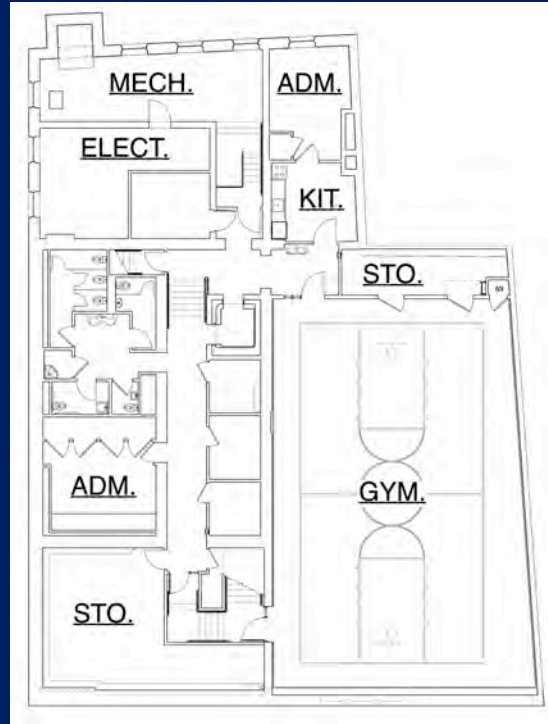
Park Street School: 67 Brimmer Street

EXISTING BASEMENT

& FIRST FLOOR:

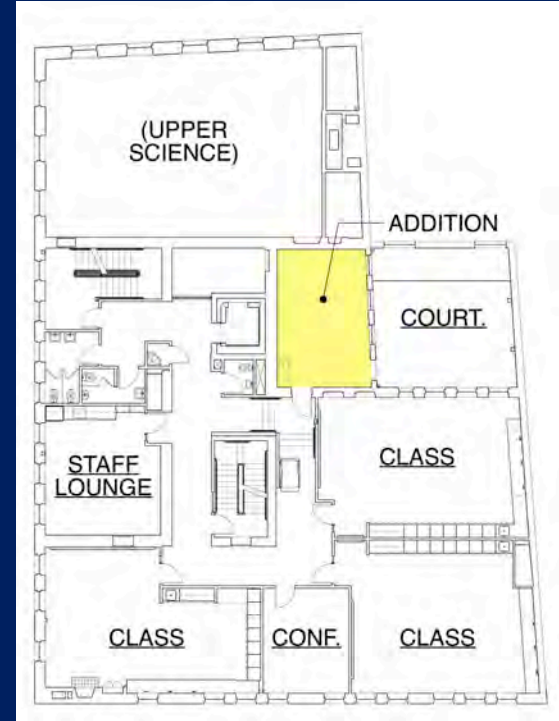
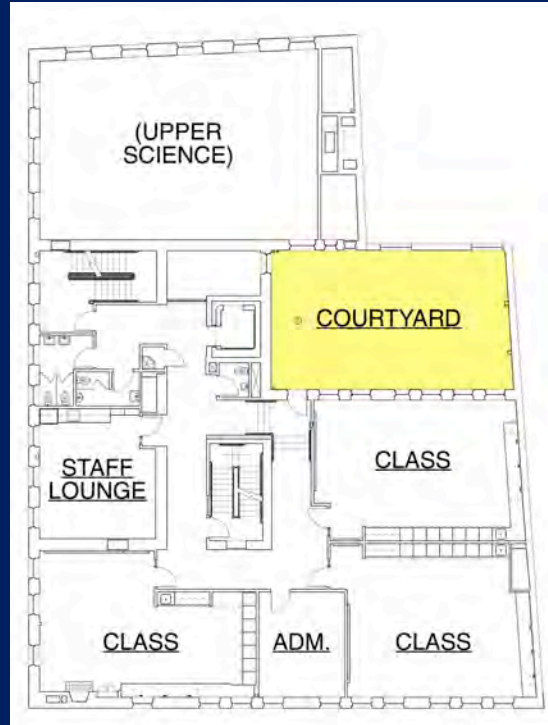
No Changes to Plans

Courtyard is Above Gym



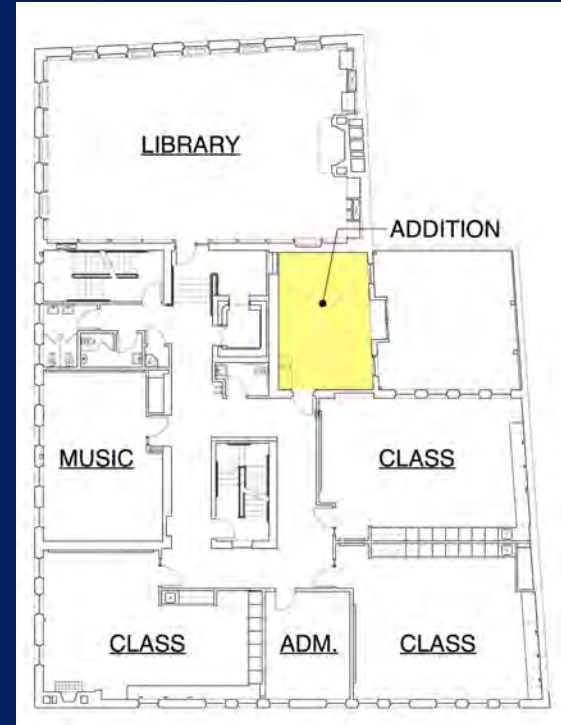
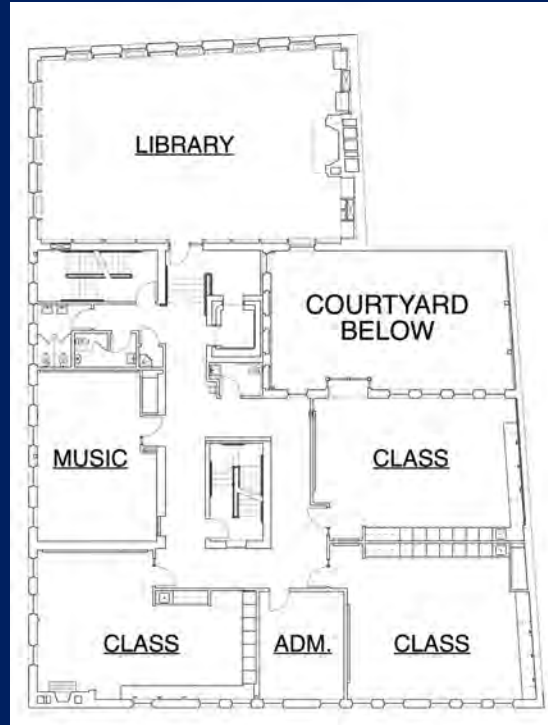
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EXISTING & PROPOSED
SECOND FLOOR:
Exist. Courtyard at 2nd Floor
311 SF Addition plus
450 SF Outdoor Space



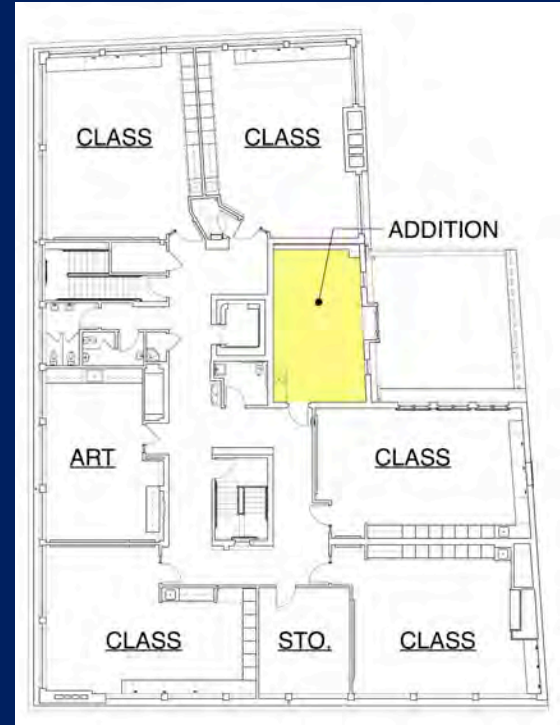
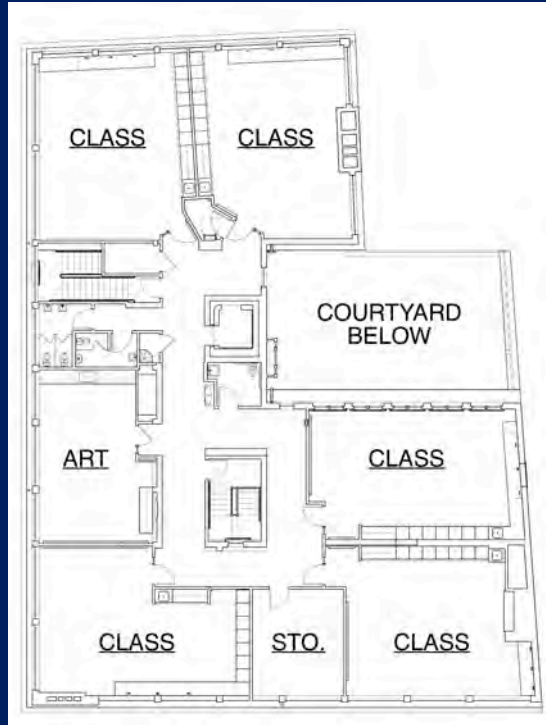
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EXISTING & PROPOSED
THIRD FLOOR:
311 SF Addition for use as a
Small Group “Reading Lab”



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EXISTING & PROPOSED
FOURTH FLOOR:
330 SF Addition for use as a
Small Group “Language Lab”



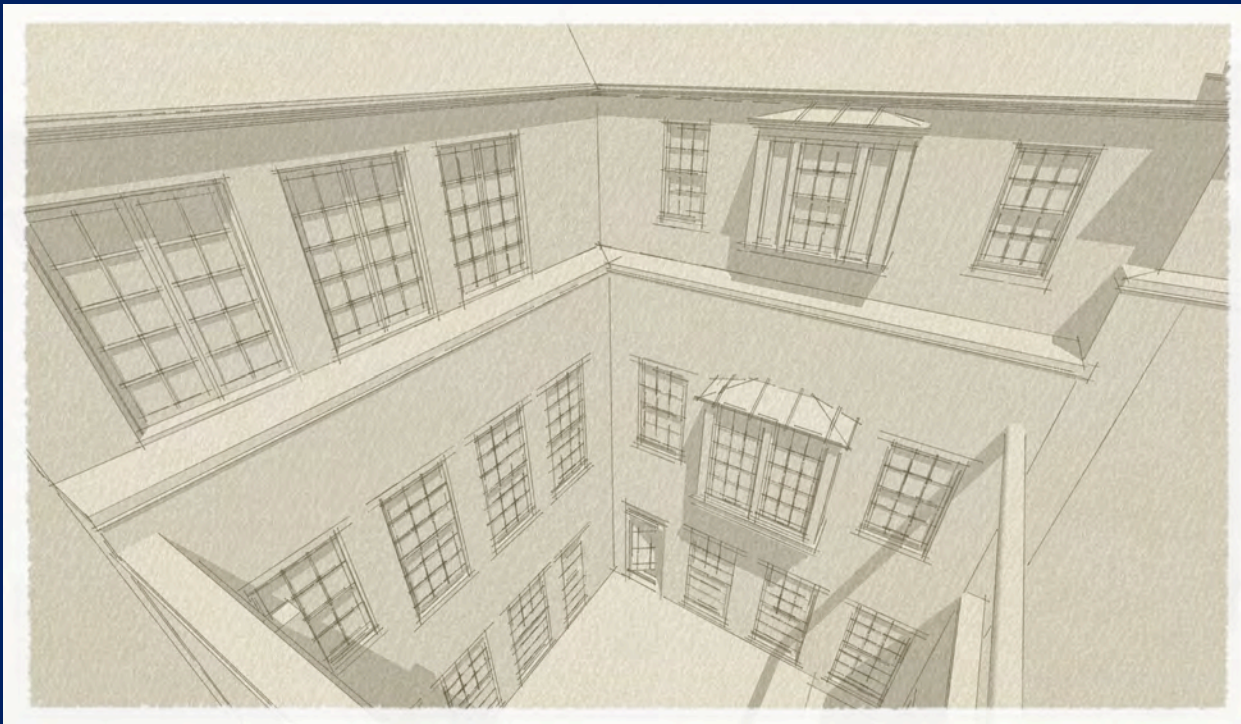
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EXISTING
COURTYARD



Park Street School: 67 Brimmer Street

PROPOSED
COURTYARD

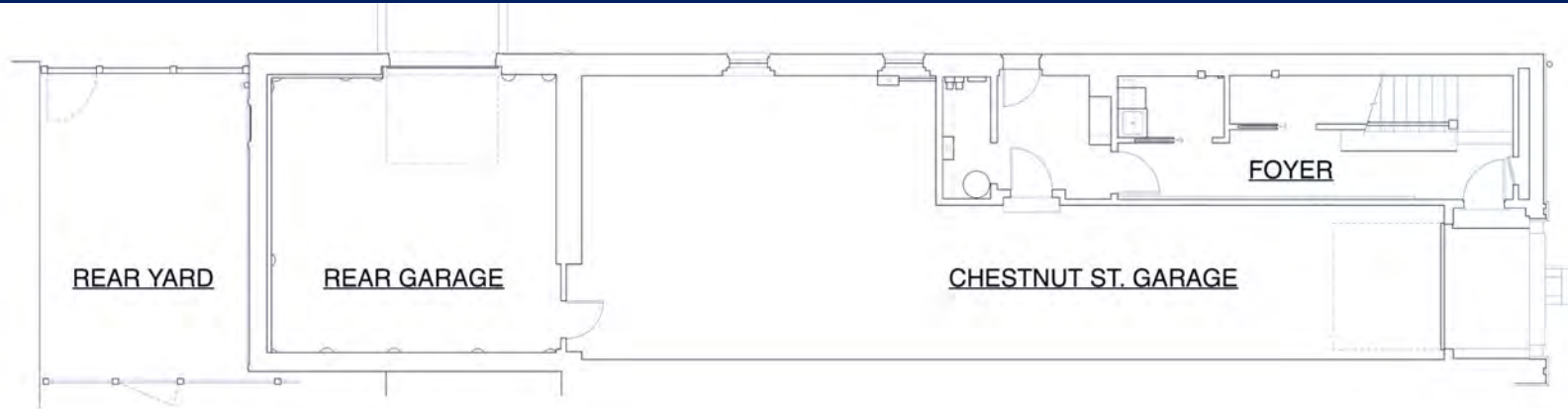


Park Street School: 57 Brimmer Street



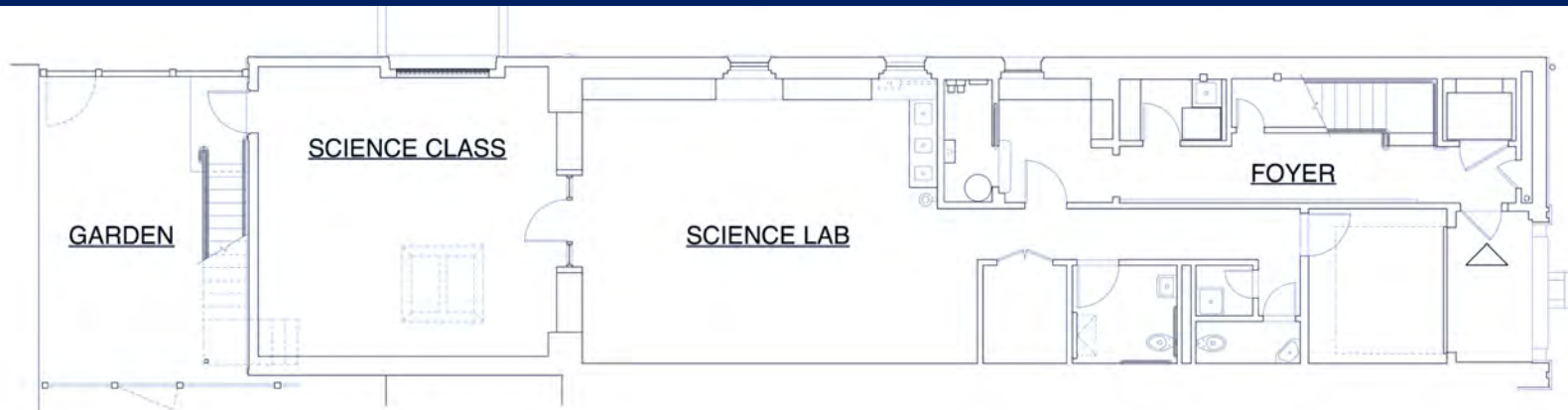
- EXTERIOR REPAIRS & RESTORATION
- HANDICAP ACCESS & INTERIOR MODIFICATIONS
- RECONSTRUCTION OF REAR GARAGE
- SECOND MEANS OF EGRESS + SPRINKLERS

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EXISTING FIRST FLOOR PLAN: Entrance Level and Garages

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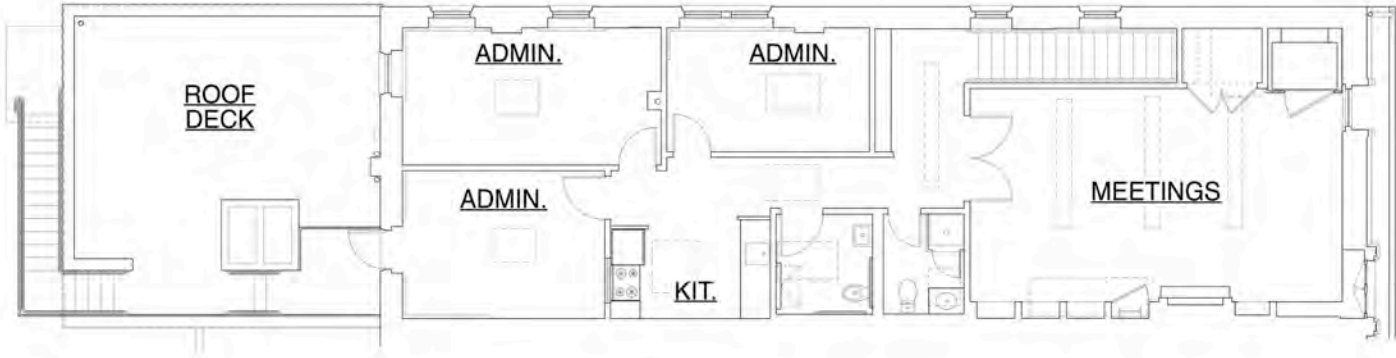
PROPOSED FIRST FLOOR PLAN: Accessible Entrance Level and Science Classroom

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EXISTING SECOND FLOOR PLAN: Living Area, Kitchen, Three Bedrooms

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PROPOSED SECOND FLOOR PLAN: Meeting Room, Administrative Support, Second Egress

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PROPOSED BRIMMER STREET ELEVATION

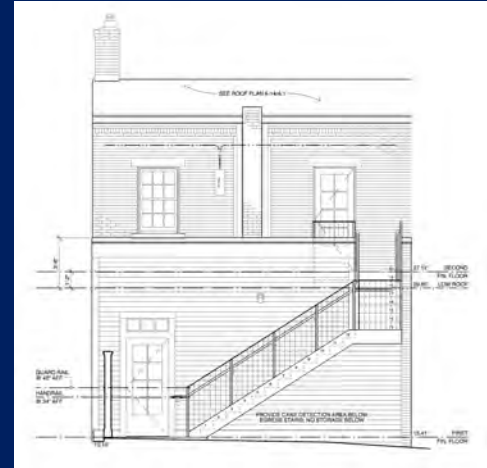
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EXISTING & PROPOSED
CHESTNUT ST. ELEVATION



EXISTING REAR
ELEVATION



PROPOSED REAR
ELEVATION

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55 – 57 BRIMMER STREET ZONING ISSUES:

- Conditional Use as an Elementary School
- Ground Water Conservation Overlay District

63 – 69 BRIMMER STREET ZONING ISSUES:

- Extend Conditional Use as an Elementary School
- Increase Non-Conforming FAR by 0.14 to 3.68

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NEXT STEPS AND SCHEDULING:

- Completion of Zoning Review and Appeal Process
- Certificate of Appropriateness Application (BHAC)
- Building Permit Issuance for Each Project
- 67 Brimmer Targeted for Sept 2018 Completion
- 57 Brimmer Construction Schedule TBD