



Chestnut Place

BUTZ + KLUG architecture

Brookline, Massachusetts,
United States

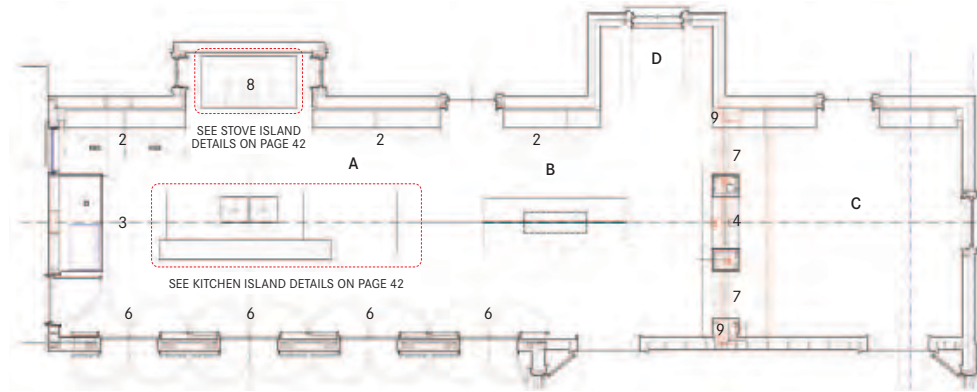
© Eric Roth

The house, a significant part of Brookline's nineteenth-century residential history, had suffered through decades of piecemeal renovations, deferred maintenance, structural compromise, and ultimately foundation collapse. This condition presented the opportunity to reorganize the original, somewhat conventional central hall and circulation to take advantage of the unique site. The expanded and more porous living areas of the house are reoriented toward the rear garden with new south-facing loggia that wraps around the kitchen and connects the house to an adjacent indoor pool building.

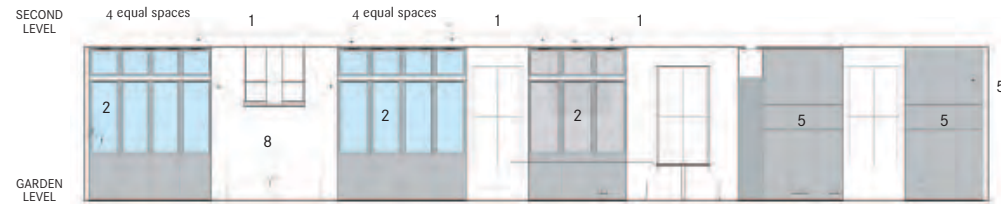
The spacious living room nods to the historic roots of the house while providing framed views to the outside in all directions. The exterior deck can be accessed through either a set of new french doors or by walking through the flanking triple-hung windows when fully opened.



The wall of cabinetry continues from the kitchen into the media room as open bookshelves, creating continuity while also differentating the spaces. The two sets of double doors, integrated with the cabinetry, can be used to close off the dining room from the media room.



Enlarged kitchen plan



Kitchen elevation



South elevation



East elevation



West elevation

- A. Kitchen
- B. Dining area
- C. Media room
- D. Breakfast niche

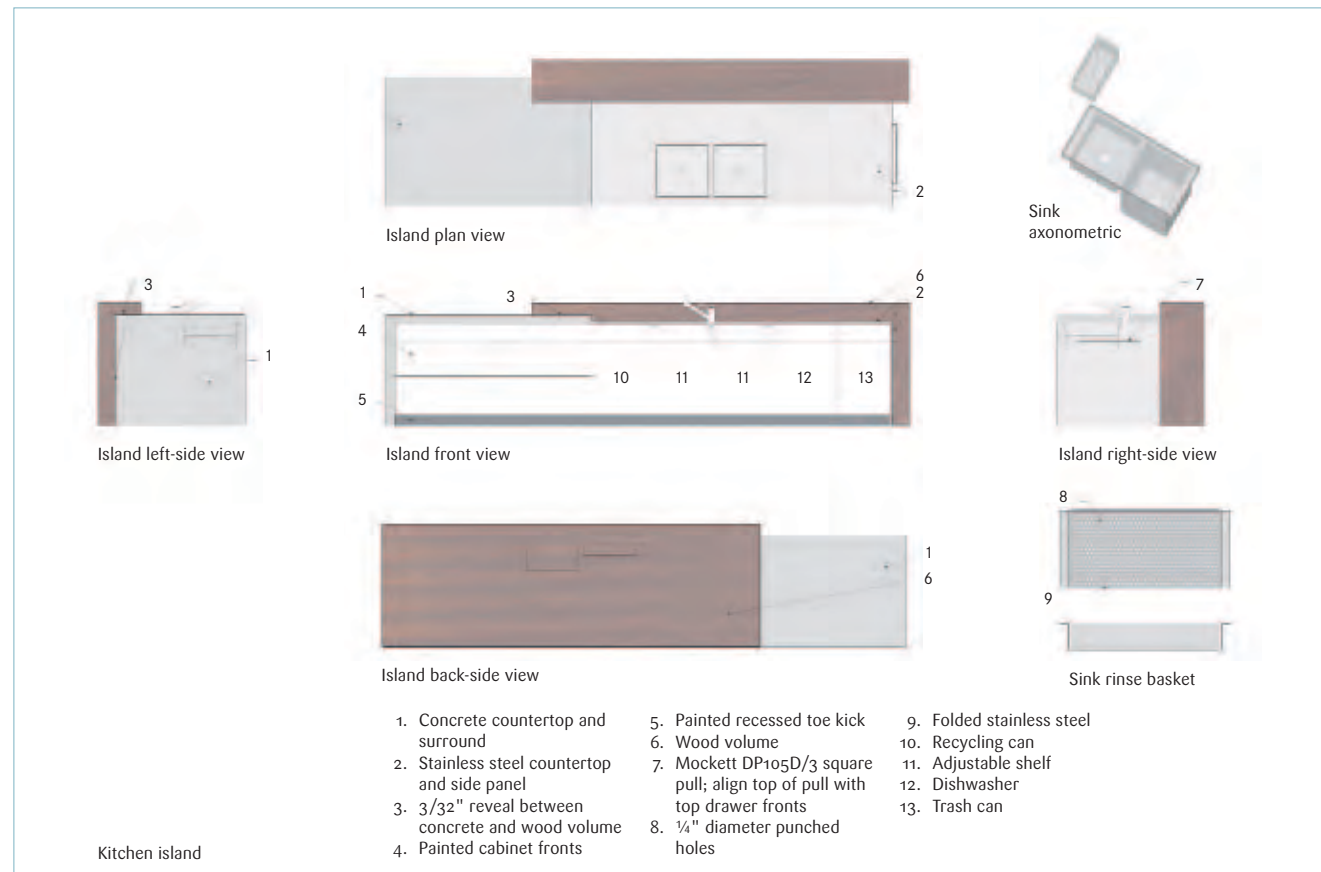
1. Linear AC outlets integrated into top of cabinets and recessed to eliminate visibility.
2. Acid etched glass doors to conceal clutter yet add depth to the space.
3. "Technical unit" perforated metal cladding provides texture to the space and ventilation for concealed appliances.
4. View-through ethanol fireplace.
5. LED strip lighting integrated at each bookshelf.
6. 180 degree swinging french doors.
7. Integrated pivot doors to close off media room.
8. Custom stainless range island and vent hood above.
9. Vertical return air slots.



013

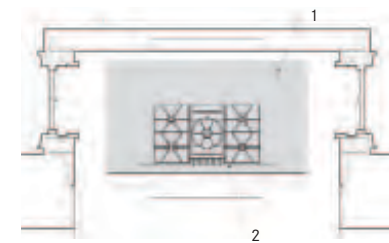
The long proportions of the kitchen and dining area are oriented to reflect the loggia. This provides extended views and access to and from the exterior, creating a free flowing social space, while making the kitchen the new center of the house.

Chestnut Place 41

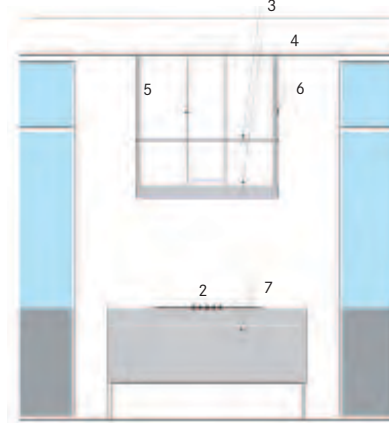


The kitchen is composed of three furniture-like elements: a central food preparation island with a sink, a cooking island flanked by floor-to-ceiling storage cabinets and a third "technical unit" cabinet at one end of the room that contains the refrigerator, freezer and combination ovens.



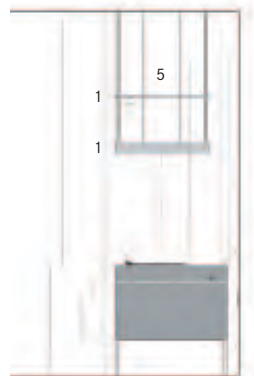


Stove plan view



Stove front view

Stove island



Stove side view

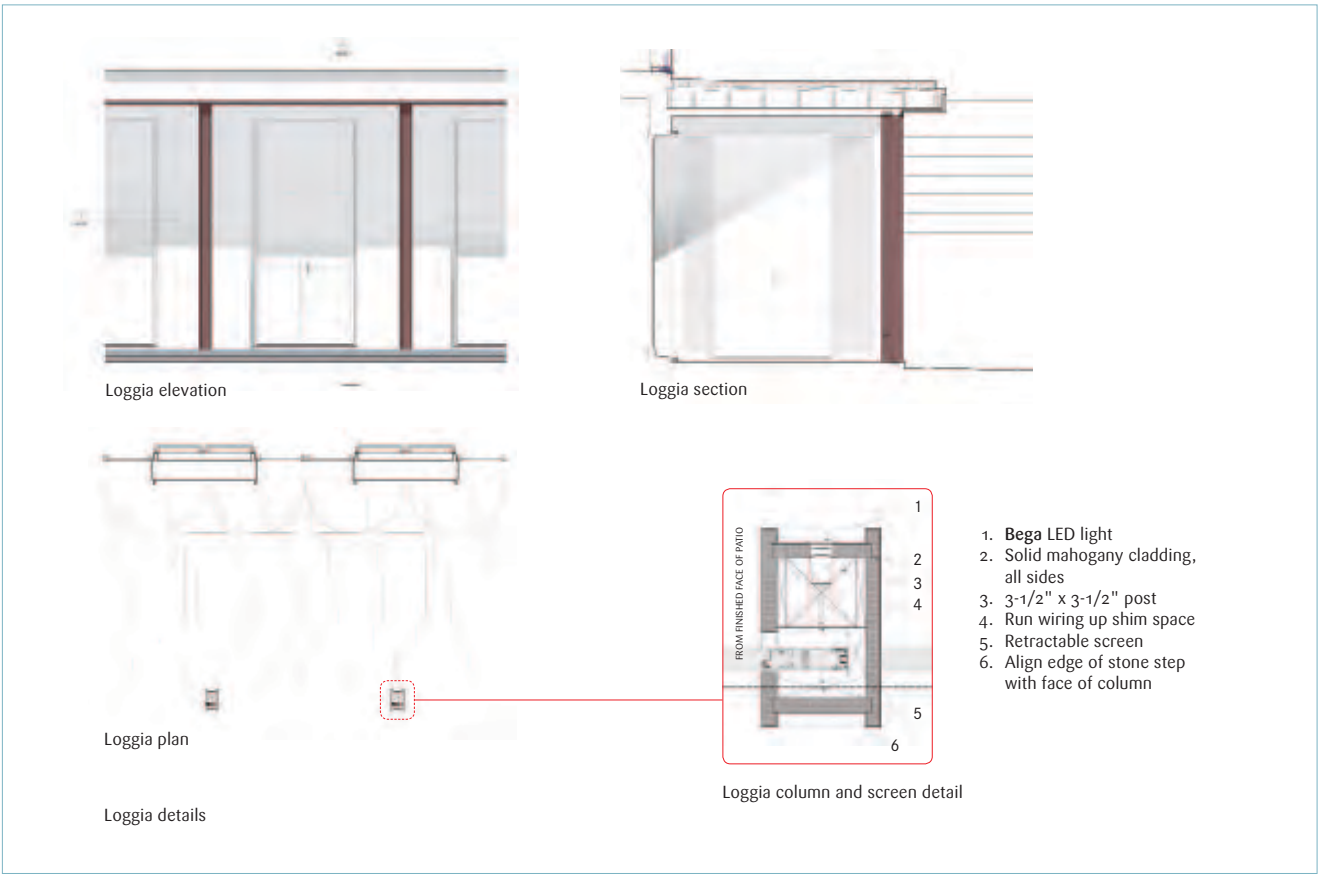
1. 7/8" R fillet at the corners; align corners of radii
2. 36-inch Gaggenau cooktop integrated into stainless steel top; Remove stainless steel pan included with cooktop
3. 1-1/4" stainless steel shelf
4. Stainless steel shelf incorporating manufacturer's hood filter and lights
5. Painted plaster around hood exhaust duct
6. 3/4" stainless steel tube (one at each corner)
7. Pull-out storage (6 total)
8. Reveal to match joint at front



This cooking island integrates a Gaggenau cooktop with a custom designed, free standing, stainless steel base cabinet and drawers. Matching custom hood hangs above.

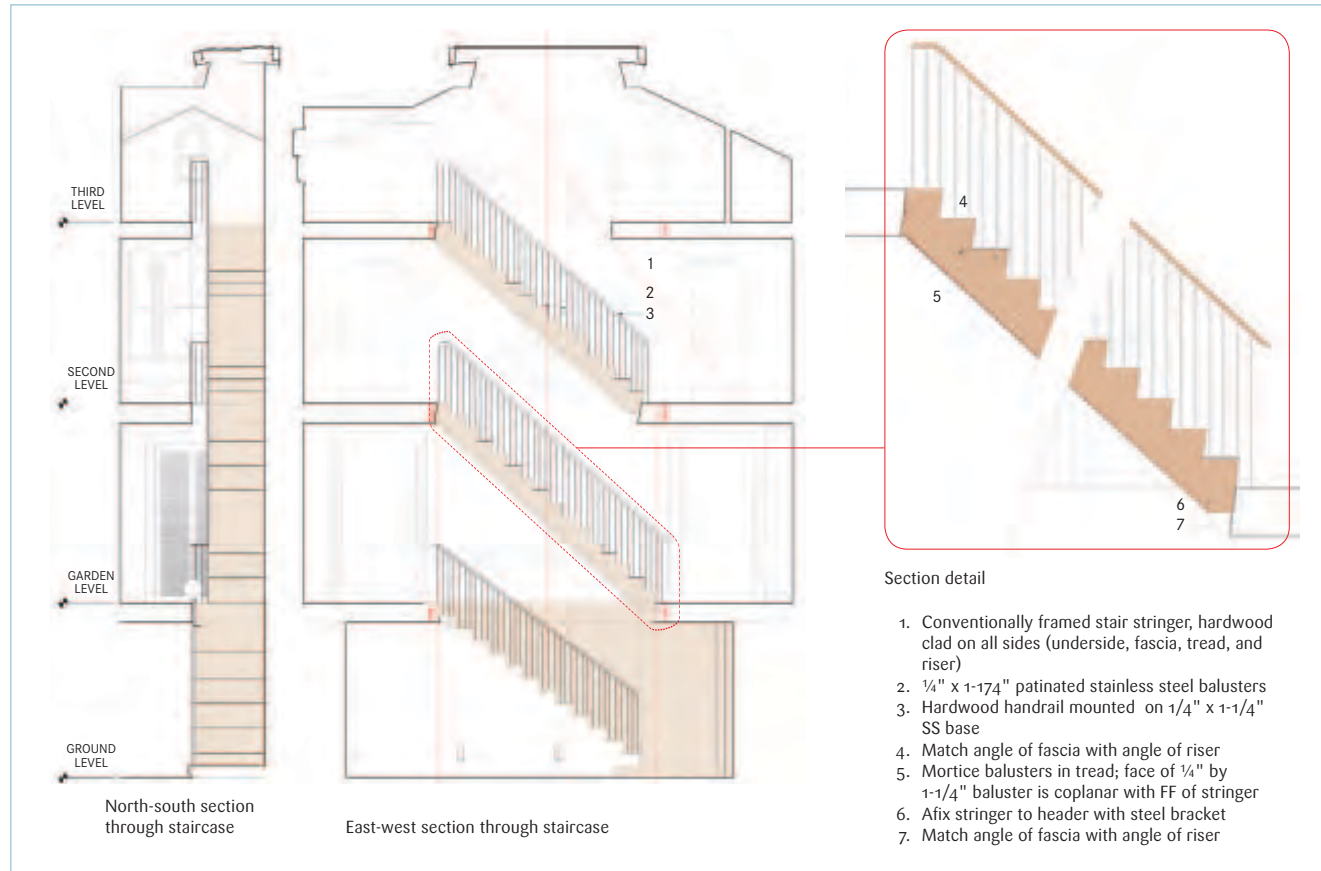


The loggia not only creates a wonderful place to have dinner, but it also shields the kitchen from the sun in the summer, while allowing it to extend indoors in the winter.

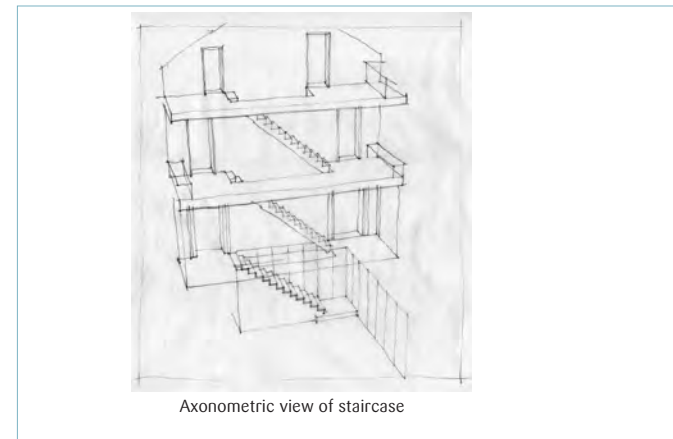


014

The columns of the loggia contain retractable screens, allowing the building's interior/exterior threshold to expand or contract depending on the season.



A new interior staircase opens up the interior to a new level of clarity both in terms of light and organization, and terminates at the top floor in a retractable skylight visible from the entry level three stories below.



015

The fully operable skylight at the top of the stair naturally ventilates the entire house when it is open through stack effect, minimizing the use of air conditioning.



016

The large ornate mirror over an equally ornate console table echoes the shape of the rectangular window, balancing the two narrow, vertical windows. Together they create rhythm: window, mirror, window, framed picture, window.

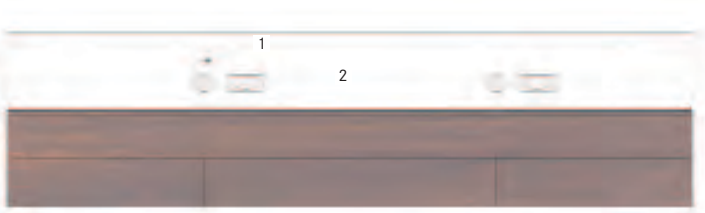


017

The wall behind the bed was thickened to accommodate multiple chimney flues, but the corners became great niches for these custom steel shelf inserts.



A long mirror spanning the length of the vanity echoes the shape of the skylight above. It reflects the light filtering through the skylight and through the windows opposite the vanity.



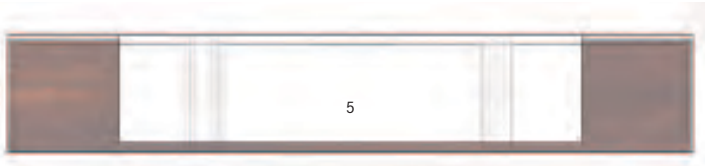
Bathroom cabinet front elevation



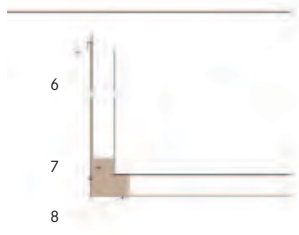
Bathroom cabinet section



Bathroom cabinet side elevation



Bathroom cabinet plan



Bathroom cabinet plan corner detail



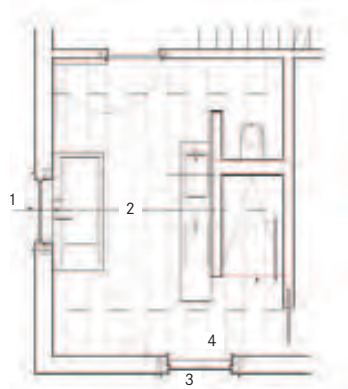
Bathroom cabinet section through drawer face

Master bathroom cabinetry details

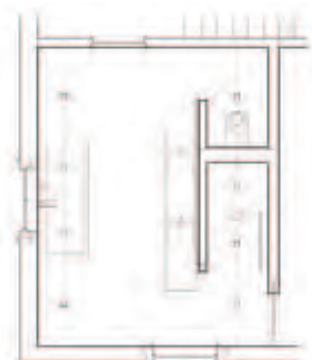
1. Align CL spout with CL sink
2. Corian backsplash
3. Plane of wall
4. Corian sink and backsplash
5. Corian surface and sinks
6. Face of wall
7. Solid hardwood at corners
8. Hardwood veneer, grain continuous around each corner
9. Meiter Corian and hardwood with spline
10. Corian inside drawer lining

018

The teak vanity was designed to accommodate the narrow bathroom space. The wall becomes the back of the sink and the front edge is minimized. The vertical dimension is also minimized to enhance the sense that it is a delicate piece of floating furniture.



Enlarged bathroom plan

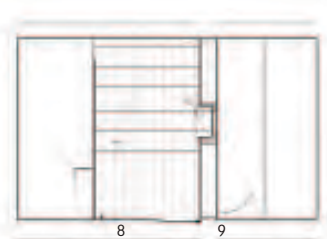


Bathroom RCP

Kids bathroom



Bathroom north elevation



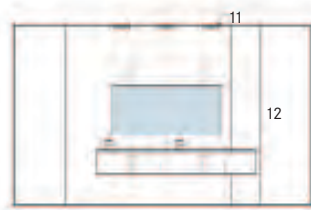
Bathroom WC west elevation



Bathroom south elevation



Bathroom WC east elevation

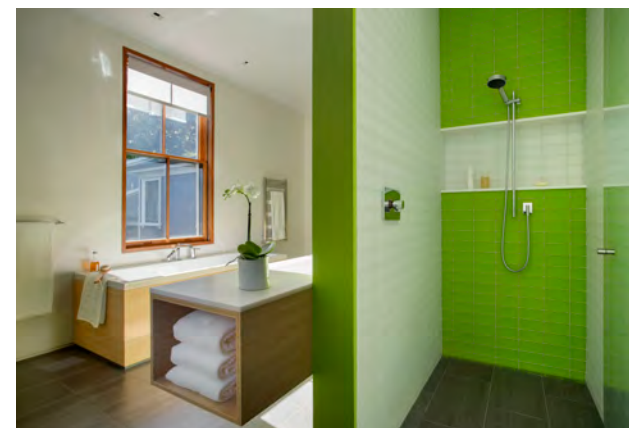


Bathroom east elevation



Bathroom west elevation

1. Start tile at center tub
2. Align tub and lavatory assembly with window
3. Center tile layout in width of room
4. No warmboard in shower
5. Flush temperature sensor, painted over
6. Locate handheld at center of wall
7. Align horizontal joints with side walls
8. Start full-width tile
9. Start full-height tile
10. Switches located on exterior wall beyond
11. AC outlets
12. Open to bedroom



019

The narrow vanity, with side mounted faucets make for a “kid friendly” bathroom. The extension of the vanity toward the shower provides needed space for towels and clothes. The green is both playful and a reference to the green roof on the loggia just outside.