

# Brookline Preservation Commission

## Demolition - Petition to Remove Stay Report

Address: 255 Clark Road

Petitioner: Deepak Kulkarni

Building types: house and garage to be replaced with 2 houses and 2 detached garages

National Register Listing (if Applicable): n/a



### Historical/Architectural Significance:

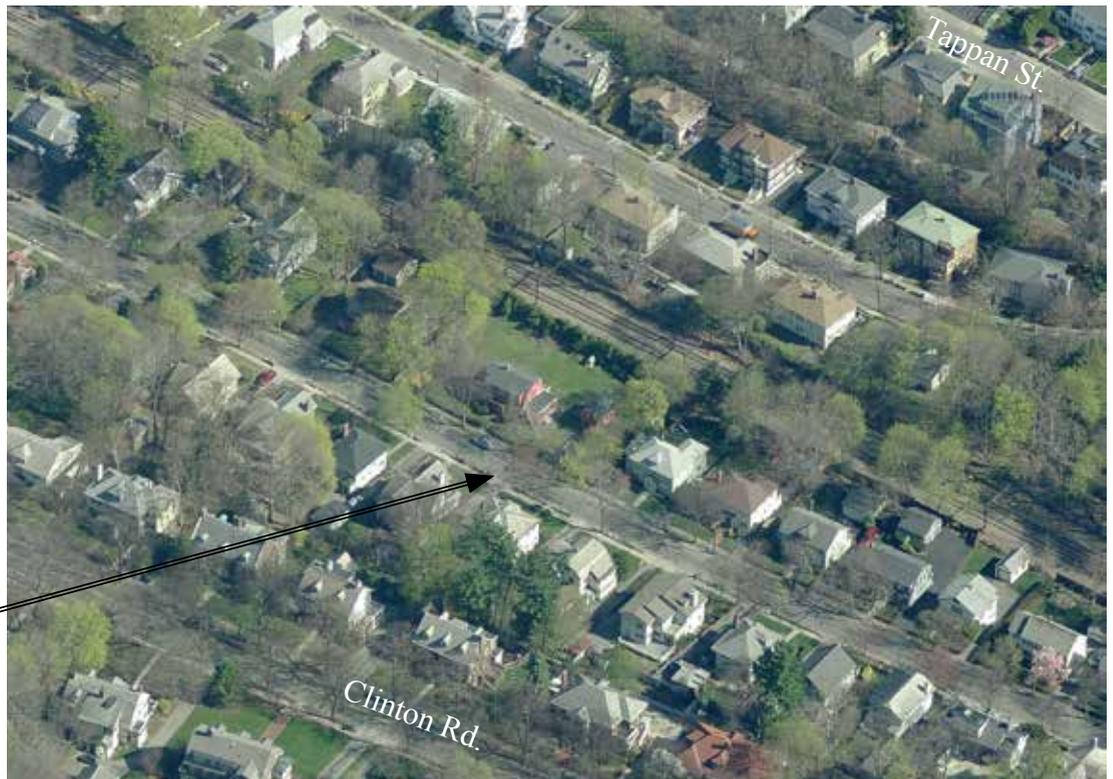
This Dutch Colonial revival style house, built in 1919, a rare documented example in Brookline of a kit, or mail order house. The building permit lists the Montgomery Ward Company in New York City as the architect for the design. The garage, also in a Dutch Colonial style with a tall gambrel roof, was built in 1921 for \$900 for then owner Katherine Marston. Also in 1921, a 10 x 20 foot veranda was added to the house.

The gambrel-roofed 'Dutch Colonial' style was a popular model kit-house of the 1920s, especially along the east coast. Sears and Montgomery Ward, both based in Chicago, advertised various versions of it, as did Gordon-Van Tine and Honor-Bilt. In catalogues the model was called the 'Lexington' or the 'Martha Washington.'

H.S. and A.S. Vincent owner the property during the 1930s. In 1941, architect Saul Moffie designed mostly interior modifications to the house for owner Alan Shacter. The enclosed sunroom on the west side of the house was likely to have been added during these renovations, and the windows may also have been enlarged.

255 Clark Rd  
October 2014

255 Clark Rd

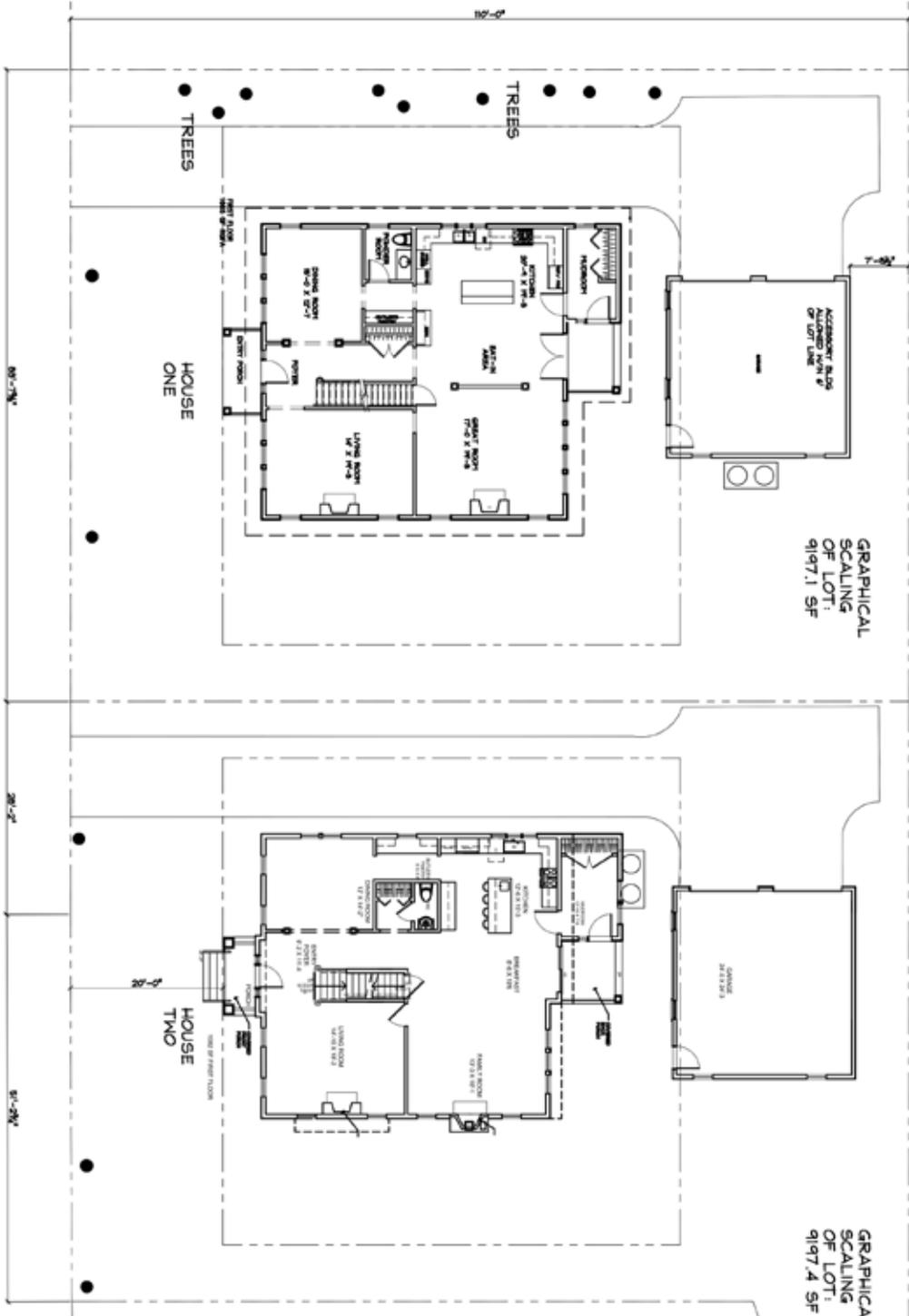


The commission found the house and garage to be significant under criteria (c) and (d) of the Demolition Delay Bylaw in June 2014, and imposed a one year stay of demolition.

The house and garage retain their integrity in terms of their location setting, design, workmanship, materials, feeling and association. More research is needed to determine the addresses of other Montgomery Ward, Godon-Van Tine and Sears kit homes in Brookline and the surrounding area.



*1921 garage*



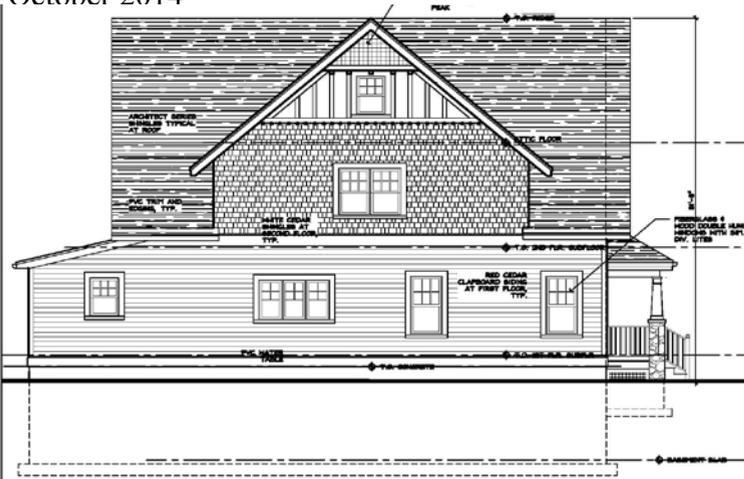
GRAPHICAL  
SCALING  
OF LOT:  
9197.1 SF

GRAPHICAL  
SCALING  
OF LOT:  
9197.4 SF

*Setting of proposed houses*

CLARK ROAD

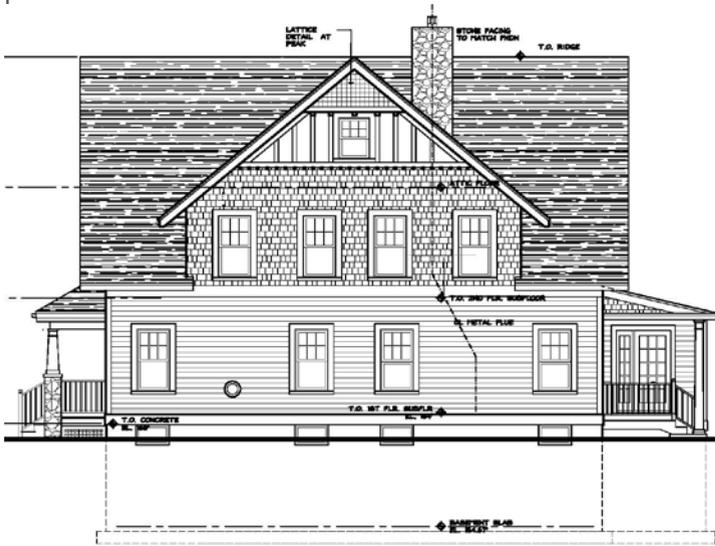
1 255 CLARK - SUBDIVIDED  
SCALE: 1/16" = 1'-0"



① WEST ELEVATION (DRIVEWAY)  
 SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION (STREET)  
 SCALE: 1/8" = 1'-0"

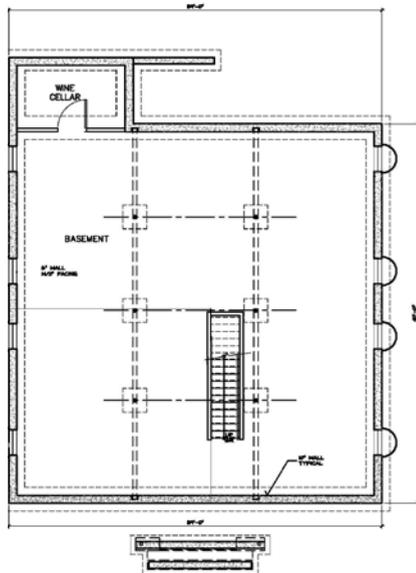


① EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

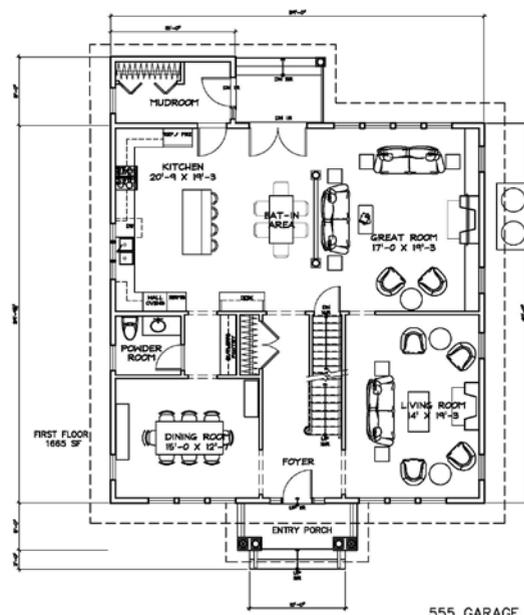


② NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

*Proposed house 1*



① EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



② NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



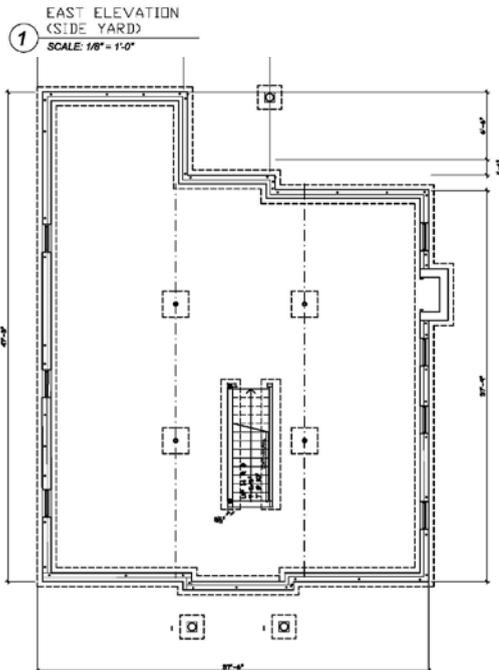
1 WEST ELEVATION  
 (DRIVEWAY)  
 SCALE: 1/8" = 1'-0"



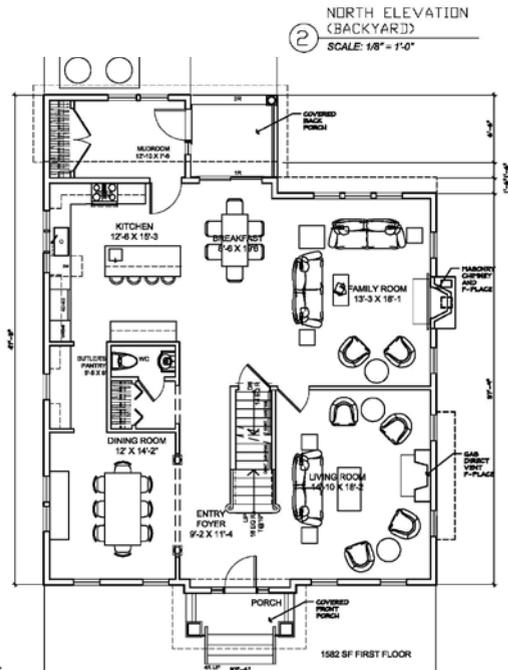
2 SOUTH ELEVATION  
 (STREET)  
 SCALE: 1/8" = 1'-0"



*Proposed house 2*



1 EAST ELEVATION  
 (SIDE YARD)  
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
 (BACKYARD)  
 SCALE: 1/8" = 1'-0"

GARAGE 555 SF  
 SECOND FLOOR 1539 SF  
 FIRST FLOOR 1582 SF  
 TOTAL FLOORS - 3686 SF RGFA

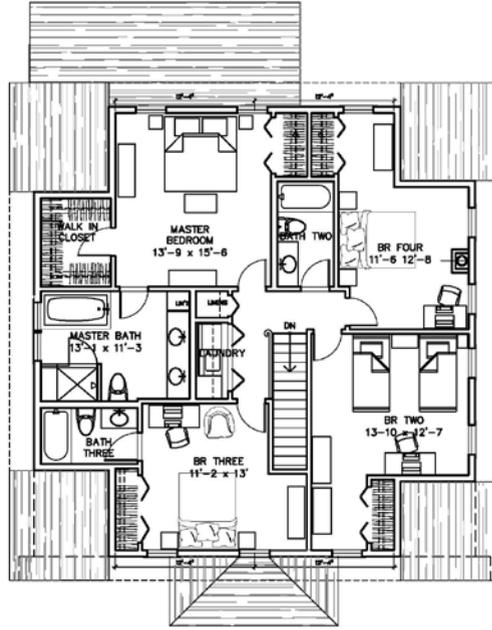


③ GARAGE ELEVATION  
 SCALE: 1/8" = 1'-0"



② GARAGE PLAN

SECOND FLOOR  
 1375 - 36 =  
 1339 SF



① SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

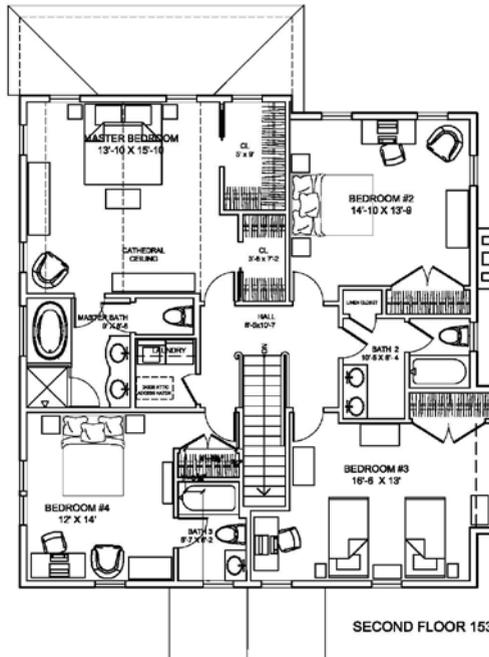
*Garage and 2nd floor plan of  
 proposed house 1*



③ GARAGE ELEVATION  
 SCALE: 1/8" = 1'-0"



② GARAGE PLAN  
 SCALE: 1/8" = 1'-0"



SECOND FLOOR 1539 SF RGFA

① SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

*Garage and 2nd floor plan of  
 proposed house 2*