

# Brookline Preservation Commission

## Local Historic District Report

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**Local Historic District:** Graffam McKay

**Applicant:** Thomas Hu

**Address:** 11 Manchester Road



**Statement of Significance:** The house was built in 1903 by contractor Patrick Conroy for his mother Nora, who had acquired the lot from developer Peter Graffam. Mrs. Conroy herself developed several house lots in Brookline including, in this neighborhood, 106 Naples Road and 31 and 47 Gibbs Street. Mary McCabe bought the finished house and in turn sold it to Boston physician N. H. Houghton. Dr. Houghton added the concrete block auto garage in 1906.

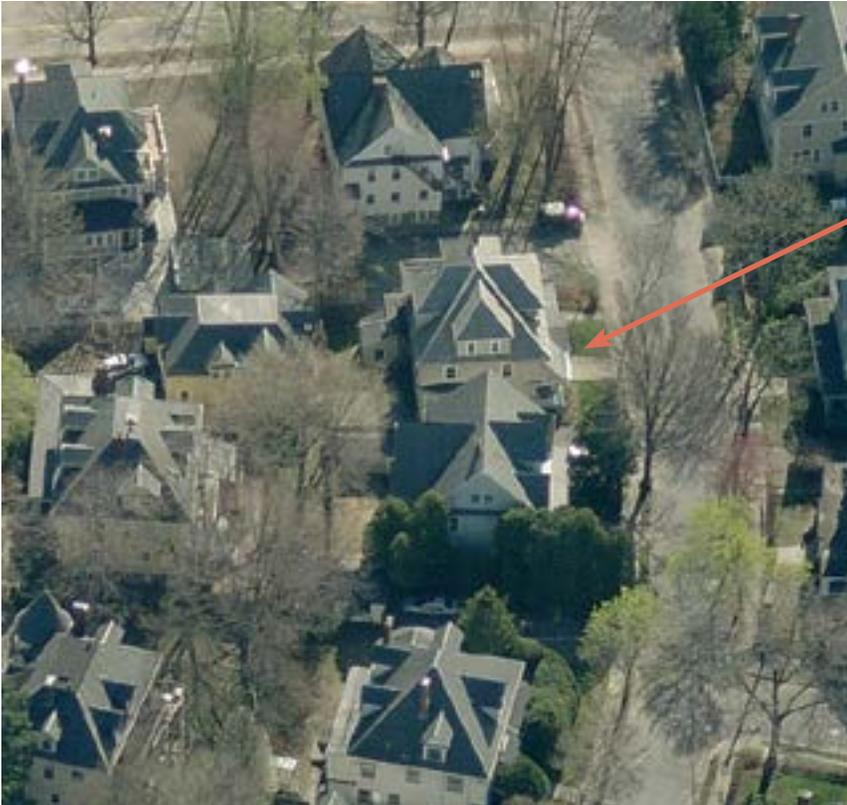
The house is colonial revival style in a four-square form, like the majority of houses in the Graffam-McKay LHD. The slate hip roof with large hip dormers on all sides, Palladian window and the ample veranda are character-defining elements of the design. The garage is significant as an early example of the use of pre-cast stone blocks with ashlar facing.

**Proposed Alterations:** Replace front door and sidelights of house with double doors; replace slate roof with non-slate material; and construct 18 x 12-foot addition to north (rear) porch; and demolish garage.

**Applicable Guidelines:** “There should be no new openings on principal facades, except to restore original or pre-existing openings... Traditional building materials should be used for existing buildings... Historic carriage barns and automobile garages should be preserved... Existing doors and door openings, including transoms and sidelights, should be repaired, not replaced... Slate and terra cotta tile roofing should be repaired or replicated in kind, including color, decorative patterns and style. Synthetic slate or tile should not be used... The Commission will review all proposed alterations of, and additions to, existing structures and all new construction., (cont.)

**Guidelines, cont.** ...Alterations and additions should be compatible with the character of the building and earlier additions in terms of size, scale, massing, material, location and detail. The original portion of the building and earlier additions should continue to be recognizable apart from the addition by means of massing, articulation of setbacks, trim and ornamental detail. Additions should be designed so that the primary elevations of the original building remain clearly delineated.

**Preliminary Findings:** The house was converted from a single to a two-family dwelling in 1960. In 2009 the commission denied an application to remove the slate roof and approved slate repair and installation of snow and ice guards and rails. The proposed work will require some zoning relief. The commission may wish to request continuation of the review to a later meeting.



*11 Manchester Rd*



*front entry proposed to be altered*



*area proposed for construction of addition*





*garage*



*existing conditions*



*visibility from Manchester Rd*