

Brookline Preservation Commission Local Historic District Report

Local Historic District: Cottage Farm

Applicant: Matt d'Arbeloff and Claudia Lavin

Address: 29 Powell Street



29 Powell Street

Beacon Street

Statement of Significance: Dr. John Howard Payne erected this house in 1909. By 1913 the owner was Warren Emerson, who added the brick garage. W. H. Andrews, the architect of the house, published photographs and plans of the design in The American Architect on October 12, 1912. In addition to floor plans, there were published details of the brick veneer wall construction. Another design by Andrews is the large block of apartments at the corner of Beacon and Winchester Streets.

The 1912 photograph documents wood roof balustrades that were originally on the south oriel window. The design is very typical of the Colonial Revival style, particularly the work of architects Kilham & Hopkins, prominent New England architects, in the Cottage Farm neighborhood.

Proposed Alterations: The applicant would like to remove the infill at the front door between the columns-the wood panelling and fixed windows; replace windows -(some were previously replaced inappropriately) with new single pane true divided lite ones; remove chimney on rear north side; on **south facade:** reconstruct balustrade on oriel roof based on the original; replace diamond sash panes on south facade with 4-lite sash (to match bay); remove deck; on **rear:** enlarge dormer to same size as front one; replace existing fenestration on rear porch with details to match windows & trim on south oriel; remove window and replace with French doors and small landing with stairs; on **north facade:** remove steps and door to side entry and replace door facing street with window and wood panel.

Applicable Guidelines: “ Ornamental and decorative detailing should not be removed...Missing architectural features should be documented as authentic by photographic, physical or historical evidence before they are reproduced... If a replacement window is proposed, the material and design of the existing window, including the casing, size, number of panes and type of window, should not be changed, unless the window is not a character-defining feature of a facade.”

Preliminary Findings: The rear deck and enclosed porch are not original and are minimally visible from Amory Street.. The reconstruction of the balustrade over the oriel is shown in the 1912 *American Architect* photo. Several of the original windows were removed and replaced with non-approved ones- the applicant proposed to replace the non-conforming ones with single pane true divided windows as well as the originals for consistency. The change to the side entrance, removing steps and door, is not incongruous with the design. The proposed new fenestration of the enclosed rear porch is appropriate and minimally visible, as are the addition of the rear door and landing. The new garage doors are not inconsistent and appear as two doors.

The two issues that are inconsistent with the guidelines are the removal of the clapboarding and windows at the front entrance and the proposed change of the windows on the south facade from an upper diamond pattern over one to a 4 over 1 which matches the oriel windows. The BPC has approved of removal of chimneys that are not the primary ones. (The primary chimney will be rebuilt in kind.) The enlargement of the rear dormer is not inconsistent with the guidelines.



American Architect, October 1912

Existing

remove chimney



remove door & copy side detail

remove enclosure at entrance

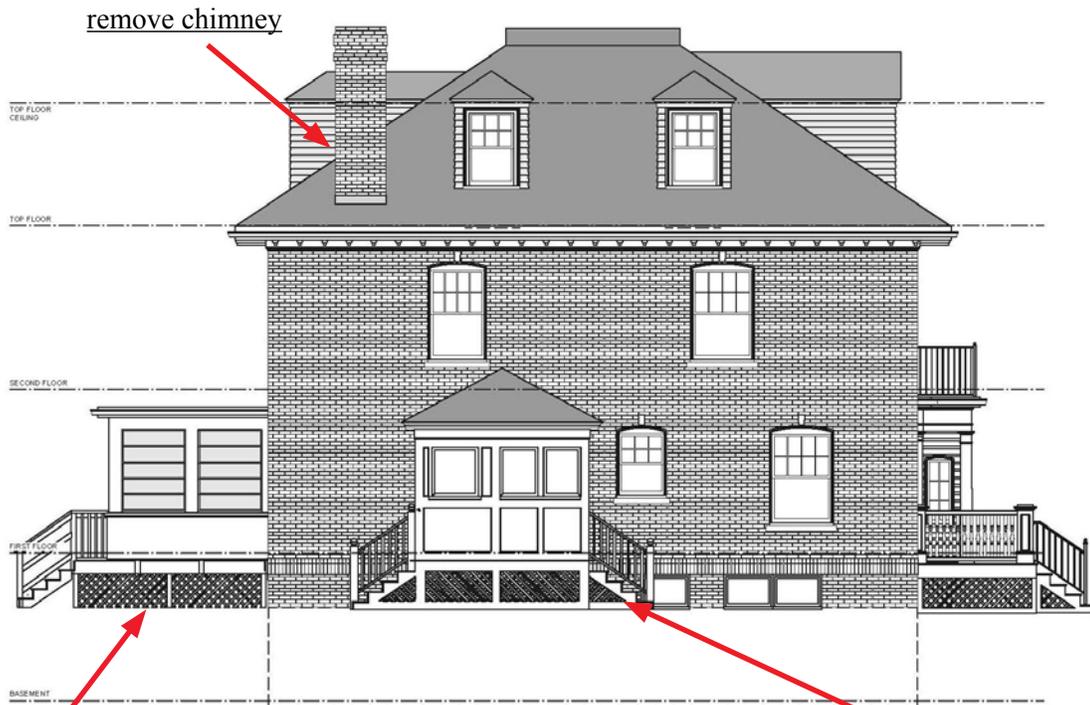
remove deck

remove chimney



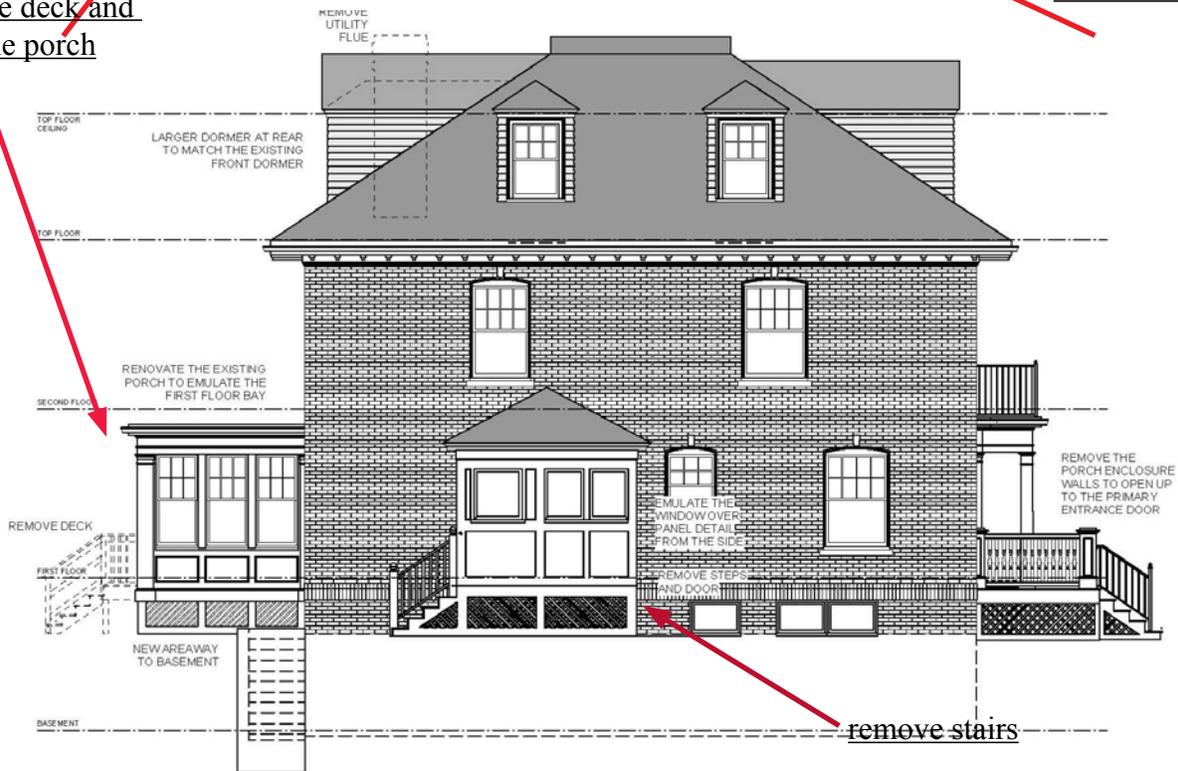
Proposed

Existing



remove deck and reframe porch

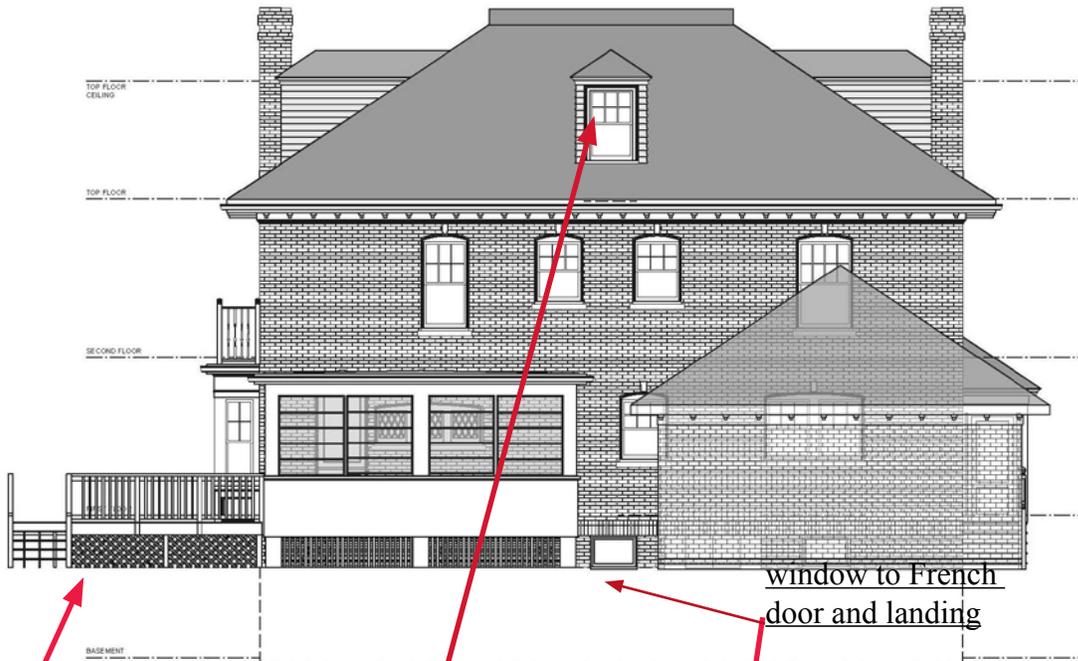
remove stairs



remove stairs

Proposed south facade

Existing rear elevation

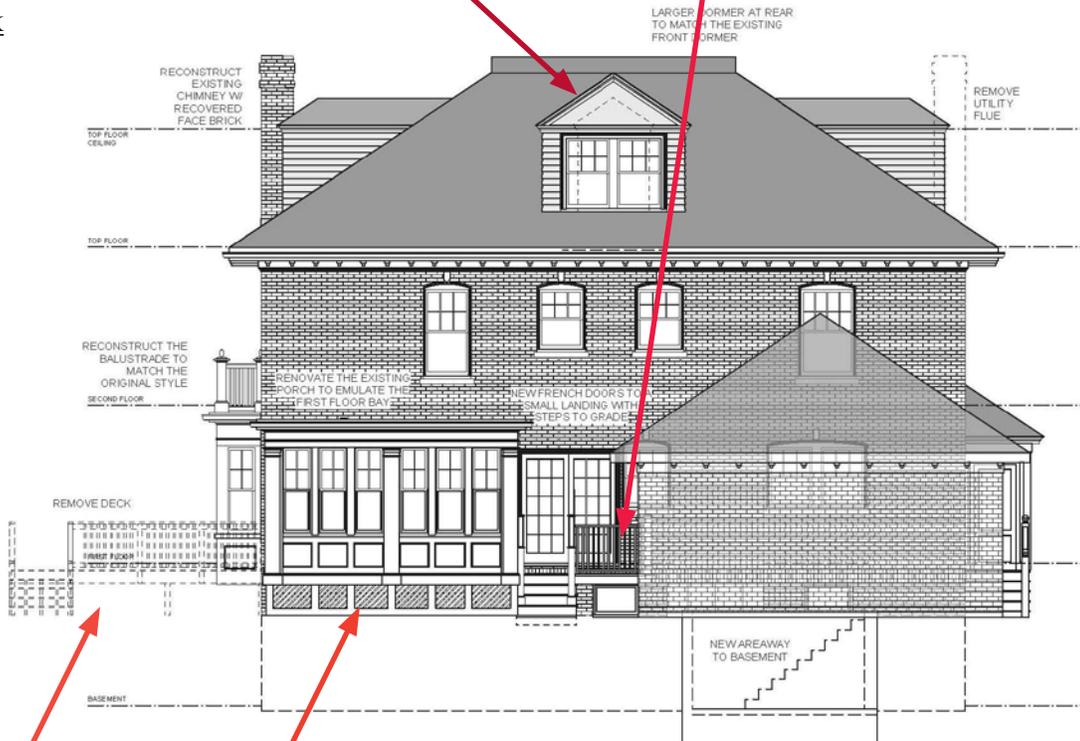


window to French door and landing

enlarge dormer

Proposed

remove deck



LARGER DORMER AT REAR TO MATCH THE EXISTING FRONT DORMER

REMOVE UTILITY FLUE

RECONSTRUCT EXISTING CHIMNEY W/ RECOVERED FACE BRICK

RECONSTRUCT THE BALUSTRADE TO MATCH THE ORIGINAL STYLE

RENOVATE THE EXISTING PORCH TO EMULATE THE FIRST FLOOR BAY

NEW FRENCH DOORS TO SMALL LANDING WITH STEPS TO GRADE

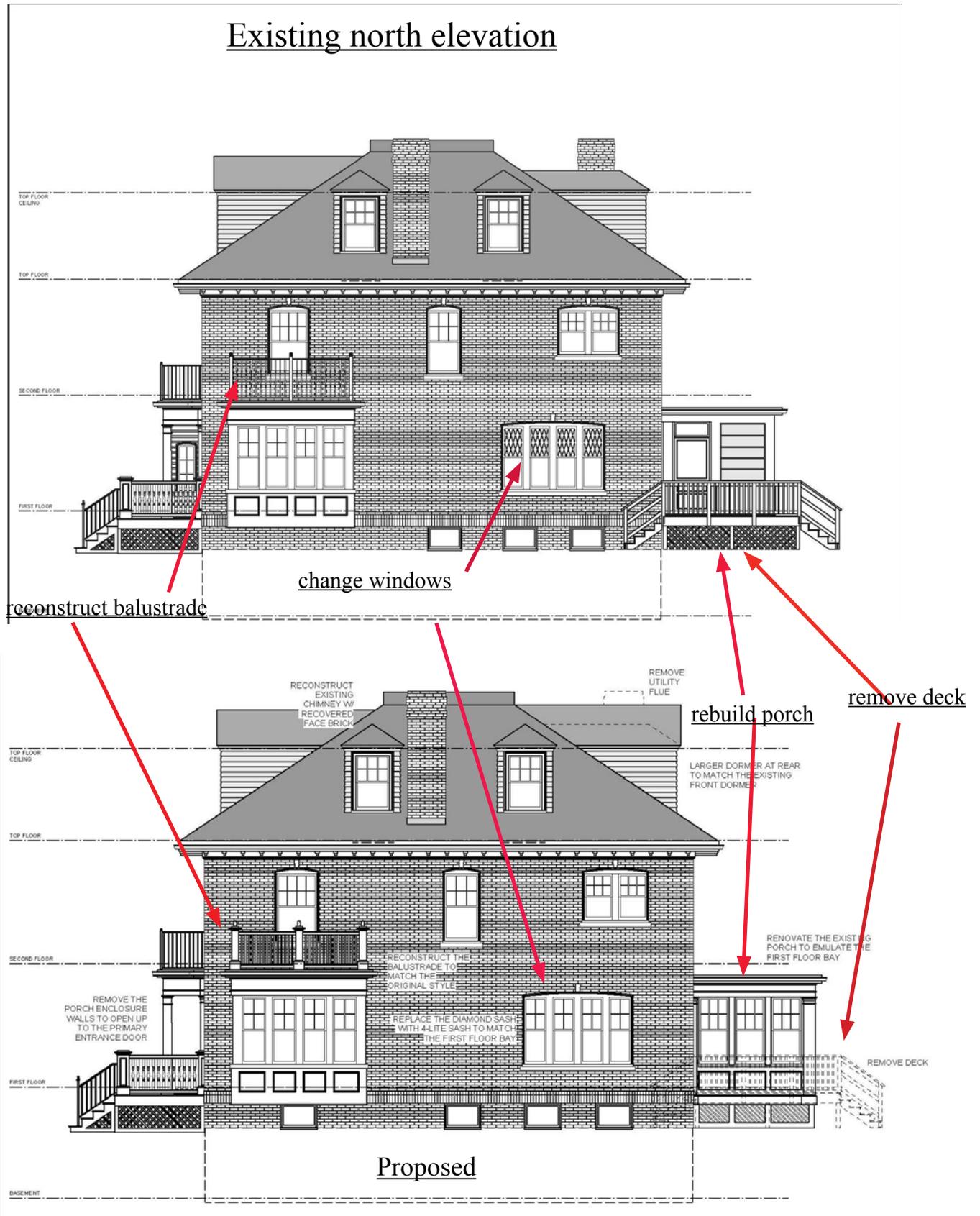
REMOVE DECK

NEW AREAWAY TO BASEMENT

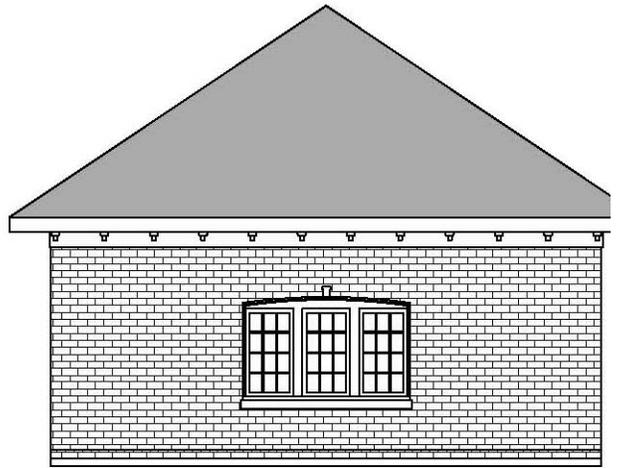
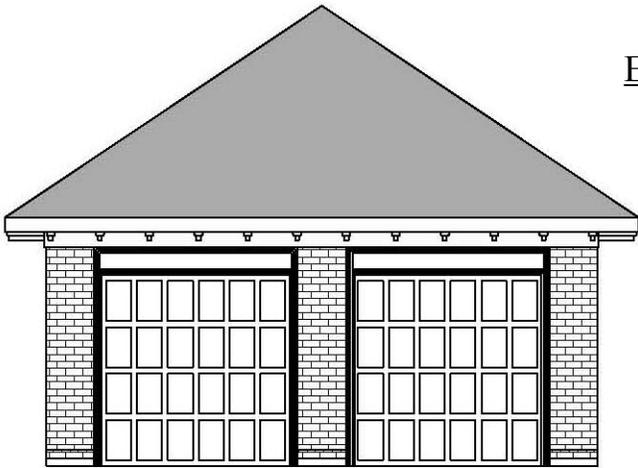
remove deck

rebuild porch

REAR ELEVATION
1/8" = 1'-0"



Existing



change garage doors

Proposed



BY SINGLE 16' GARAGE
DOOR TO REPLACE THE 2
ORIGINAL DOORS

TOOTH IN MATCHING
BRICK EACH SIDE AS
REQUIRED

