

Brookline Preservation Commission

Local Historic District Report

Local Historic District: Pill Hill

Applicant: Anthony Cukras and Saral Tolaney

Address: 43 Glen Road

Statement of Significance: The house at 43 Glen Road was designed by Raymond Stowell and constructed by the Beaver Building Corporation in 1942. This was the last house to be built on Glen Road, which was laid out by the Brookline Land Company in the late 19th century and developed in the early 20th century. Frederick Young, a Boston merchant, purchased 43 Glen Road shortly after its construction. Similar in design to the other houses on Glen Road, it is a Colonial Revival-style house with distinguishing features that include a symmetrical facade, a large central chimney, and a center entry door with a pediment and pilasters. Its rear porch was enclosed in 1949.

Raymond Stowell was an MIT-trained architect who specialized in designing high-end homes and was involved in the design and construction of over 250 private homes from the 1920s to the 1950s. Stowell designed a number of Colonial Revival-style homes in Brookline, many of which are located in south Brookline.



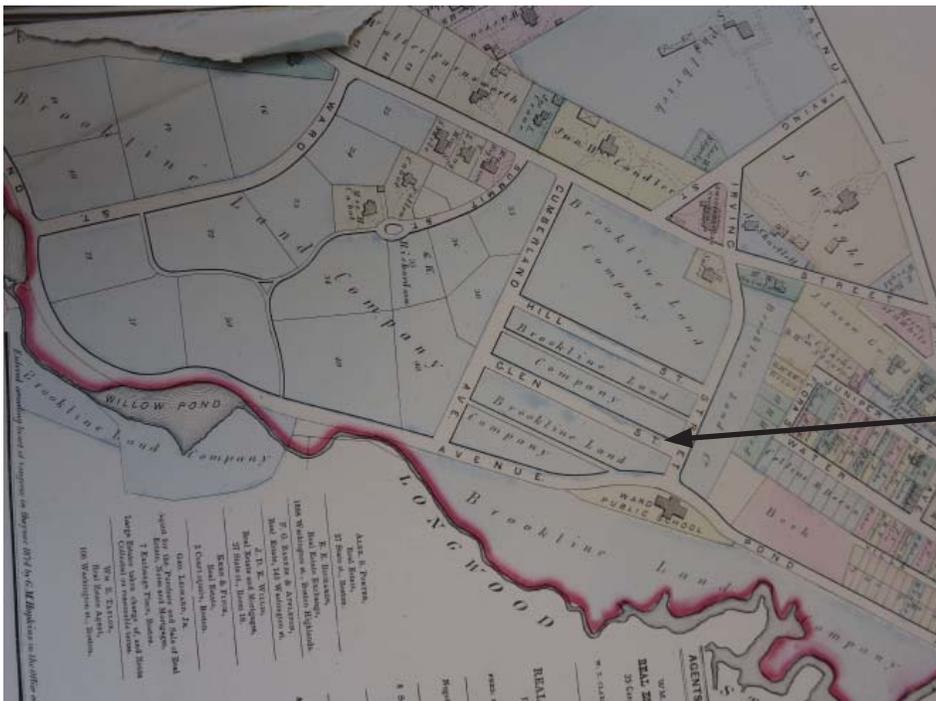
Proposed Alterations: Application for a Certificate of Appropriateness to remove window on 1st story of side (south) elevation and replace with a set of French doors; to construct a one-story covered porch measuring 21' x 10'6" on side (south) elevation; to remove existing sunroom from rear (west) elevation; and to construct a two-story addition measuring 29'6" x 16' on rear (west) elevation.

Statement of Applicable Guidelines: "Alterations and additions should be compatible with the character of the building and earlier additions in terms of size, scale, massing, 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,

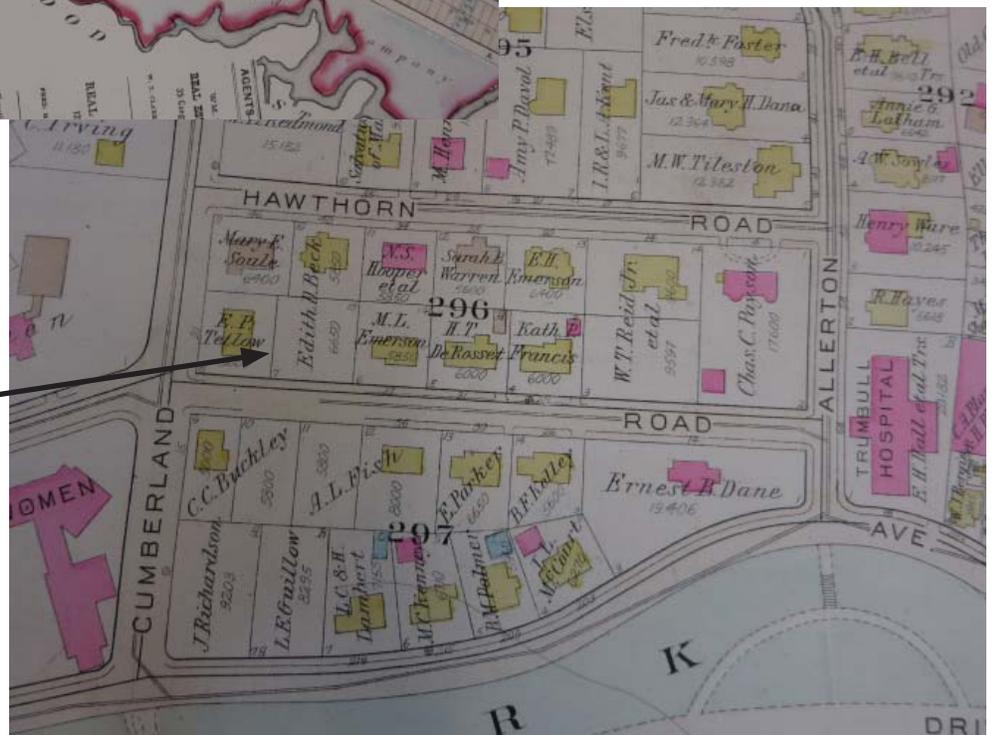
Local Historic District Report:

articulation of setbacks, trim and ornamental detail. Additions should be designed so that the primary elevations of the original building remain clearly delineated... The historic relationship of buildings to the street, including setbacks and open spaces, should be maintained... The Commission will consider the appropriateness of the size and shape of the building or structure in relation to both the land area upon which the building or structure is situated and to buildings and structures in the vicinity.”

Statement of Preliminary Findings: In March 2004, the Brookline Preservation Commission approved the design for a porch for 46 Glen Road that is similar to the one being proposed. While the porch is in keeping with the house, the proposed rear two-story addition is not stylistically compatible with its Colonial-Revival feel.



Glen Road
1897 Atlas



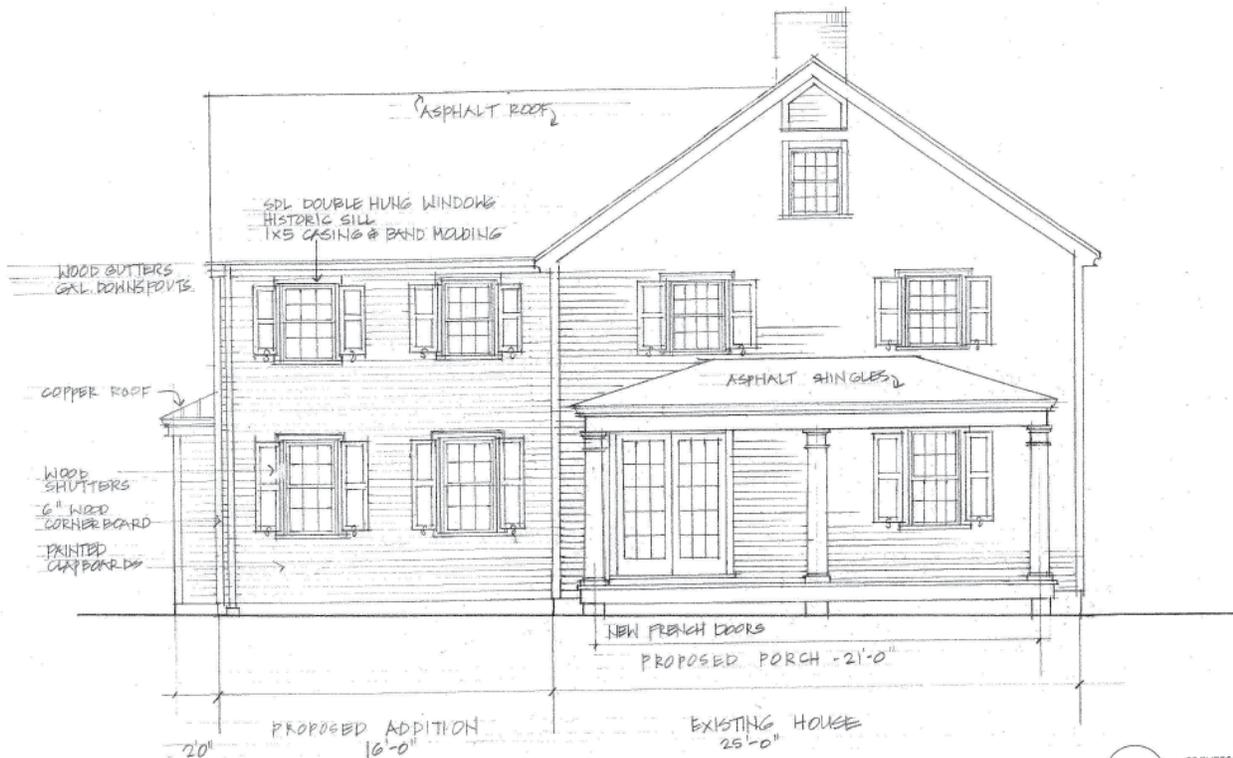
43 Glen Road lot
1927 Atlas



FRONT ELEVATION - 43 GLEN ROAD, BROOKLINE, MA

OSBORN
22 EMERSON STREET
BROOKLINE, MA 02445
PHONE: 617-734-3113
FAX: 617-734-3115

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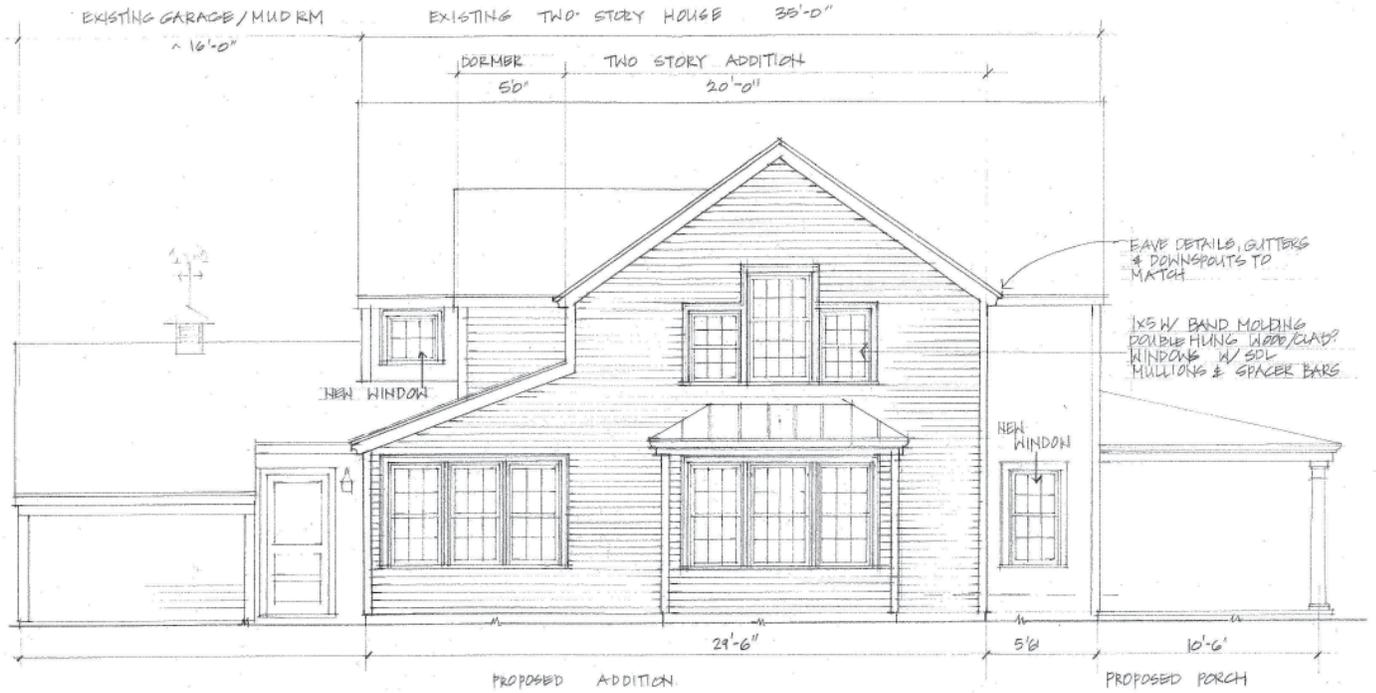


PROPOSED ADDITION 16'-0"
43 GLEN ROAD - SIDE ELEVATION

EXISTING HOUSE 25'-0"
SCALE 1/4"=1'-0" DATE: 8/23/13

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22 EMERSON STREET
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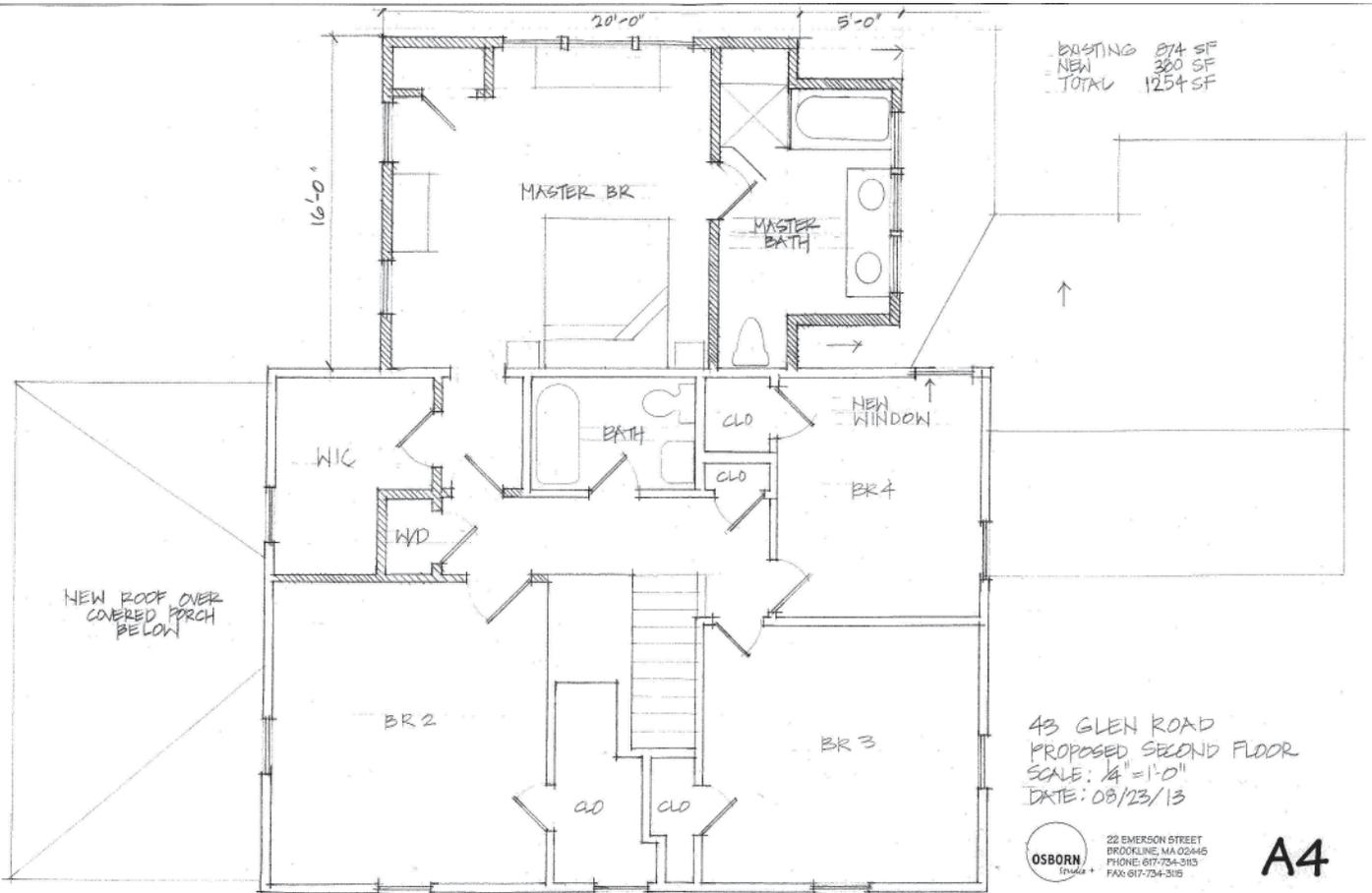
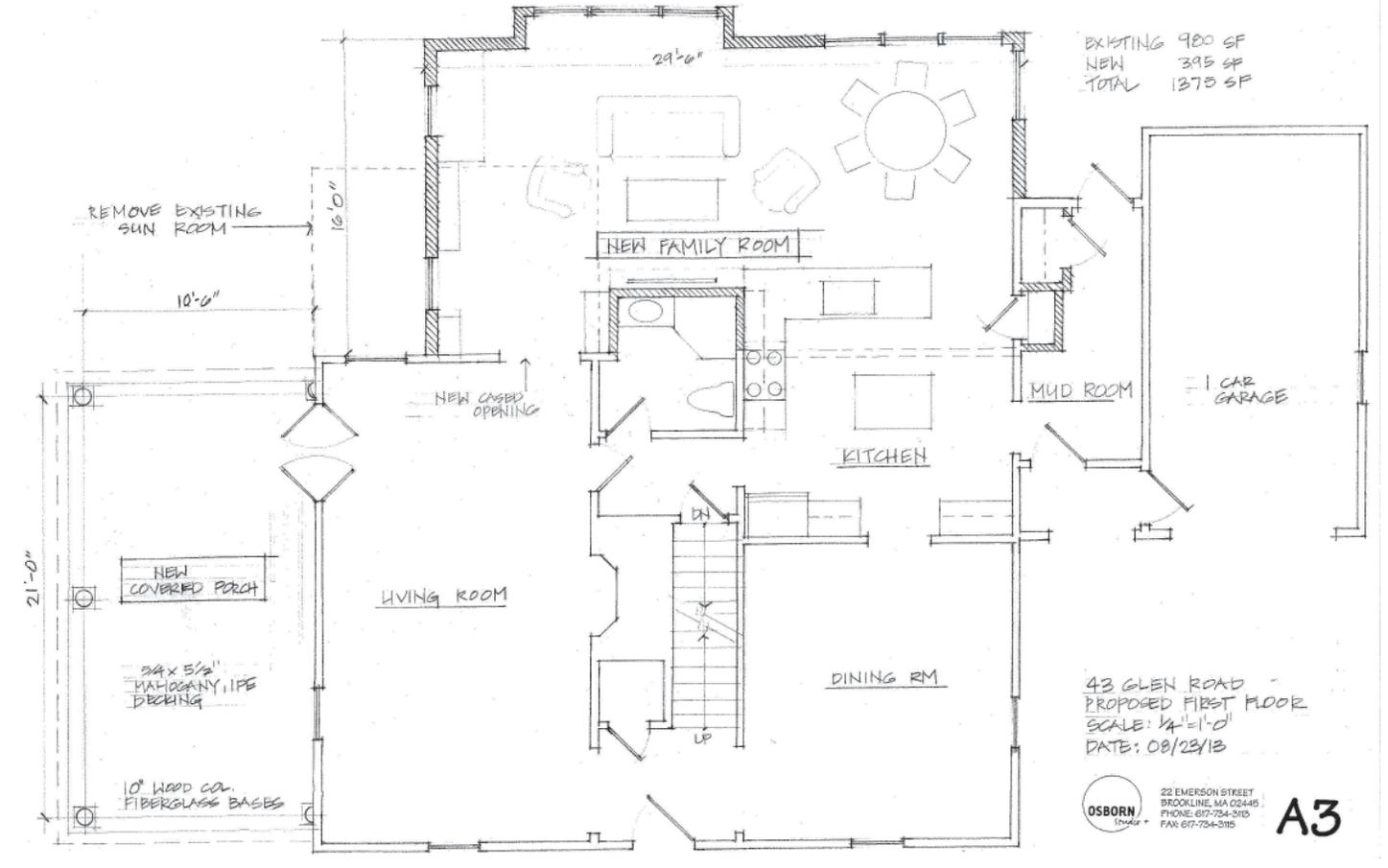
43 GLEN ROAD - REAR ELEVATION - SCALE 1/4"=1'-0" DATE 08/23/13



43 GLEN ROAD - SIDE ELEVATION SCALE 1/4"=1'-0" DATE: 08/23/13

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Glen Rd Streetscape



46 Glen Road



46 Glen Road