

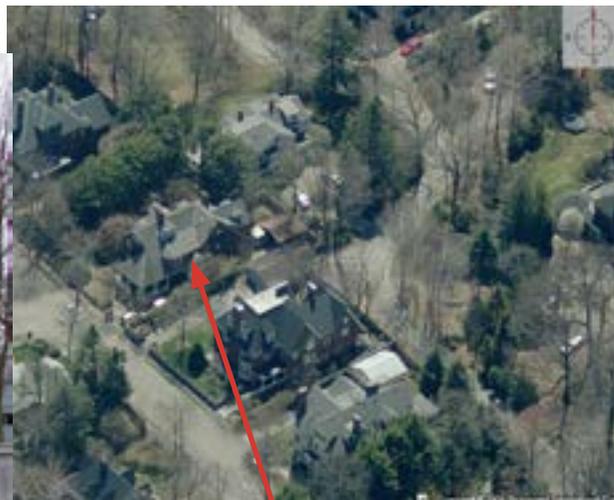
Brookline Preservation Commission

Local Historic District Report

Local Historic District: Pill Hill

Applicant: Dennis DeWitt

Address: 94 Upland Road



94 Upland Road

Statement of Significance: Edward Philbrick built this house as part of his development of the land behind the family homestead. According to a Brookline Chronicle article, this house and the house at 27 Irving Street were built in 1886 by contractor Bailey & Cross. The architect of 27 Irving was Arthur Little, but it is not known who designed this house at 94 Upland. Anna and Thomas Clay, a newspaper editor, purchased the completed house in July 1887. Like most of the houses erected by Edward Philbrick, this one is rather unusual in its architectural design. The ornamental treatment and massing derive from the Queen Anne style, but it is all freely interpreted in an unconventional manner. Particularly unusual is the large front porch with its steep hipped roof projecting from the front plane. Also unusual is the brick detailing of the first floor that suggests ashlar masonry and dentils, a masonry treatment more typical in commercial buildings. Even the large window sash with their eight over two lights are unusual. The Brooks-Skinner garage at the end of the driveway on the west side was erected in 1929.

Proposed Alterations: Remove and rebuild a slightly expanded garage on the same footprint, with access shifted from Upland Road to Walnut Place.

Applicable Guidelines: “Historic carriage barns and automobile garages should be preserved. In areas where historic garages are detached, new garages should be detached.”

Preliminary Findings: The proposed garage would be minimally visible from Upland Road and Walnut Street (Walnut Place is a private Road). The design of the proposed garage is more complex than the simple existing Brooks-Skinner fabrication, but is intended to complement the house and surroundings. The narrowness of the driveway along Upland Road is the primary reason for the proposal to change the orientation to Walnut Place. The commission may wish to alter the design and/or give approval of design details to staff.

Visibility



from 94 Upland Rd driveway (west)



minimal visibility from Upland Rd
(west near no. 100)



minimal visibility from Upland Rd
(east near no. 84)



portion of garage roof may be minimally
visible on Walnut Place, from Walnut St

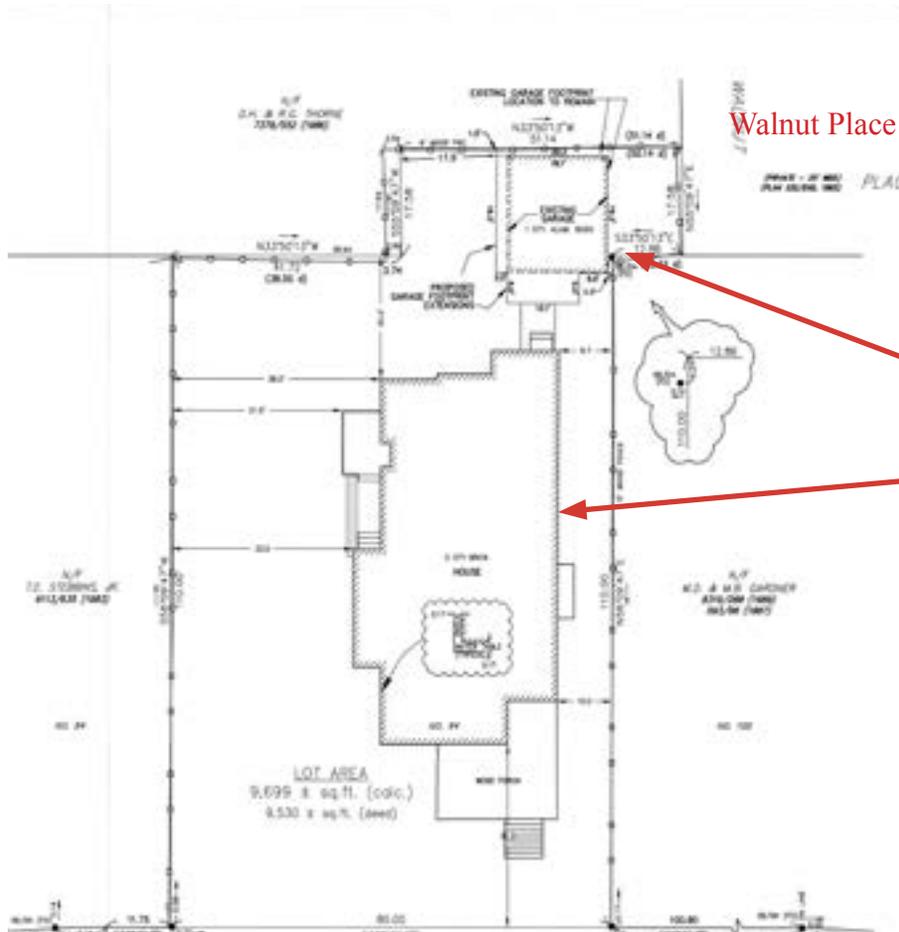
Existing conditions



east side (from rear yard of property)



west (from Walnut Place)



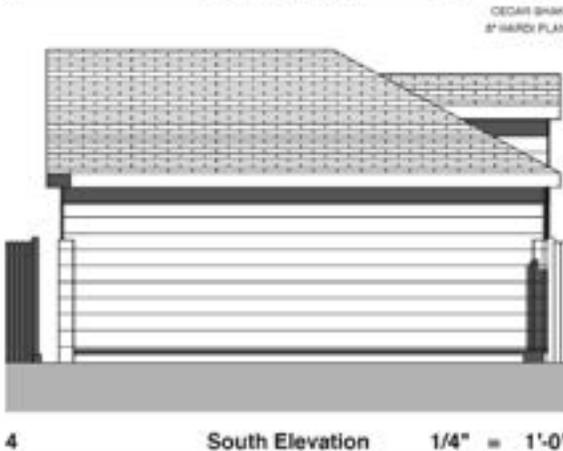
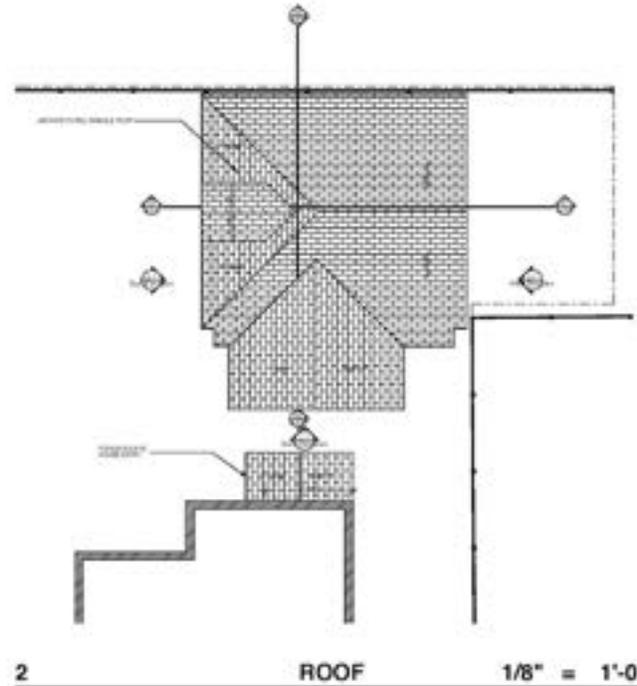
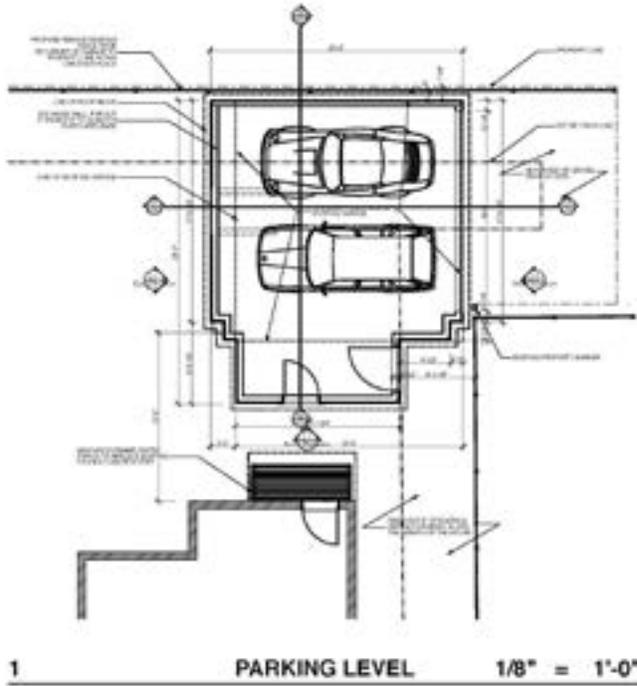
Walnut Place

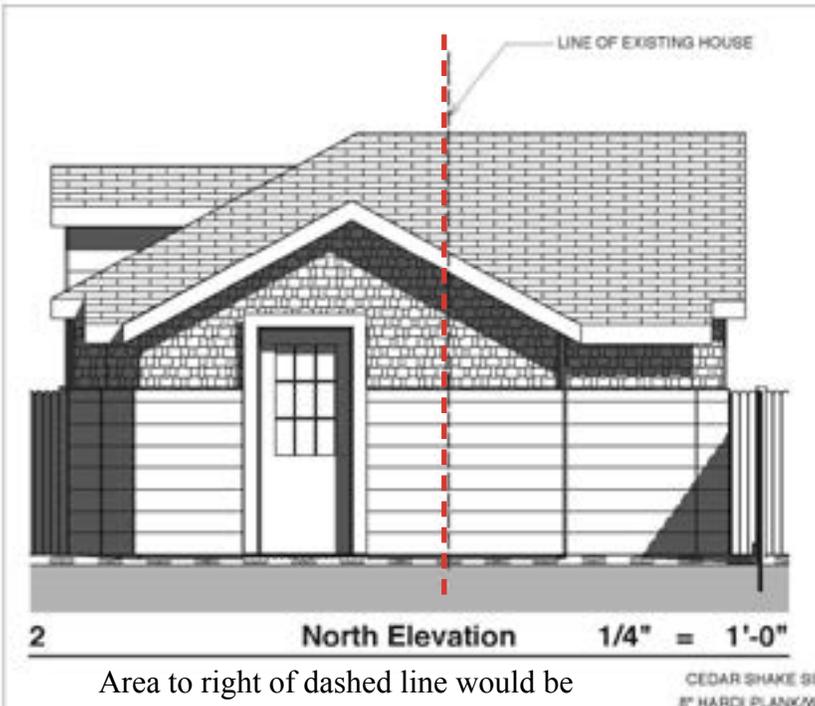
existing garage

house

Upland Road

Proposed garage plans





Area to right of dashed line would be visible from Upland Rd



If the existing vegetation and wood fencing were removed, there would be a northwesterly view of the proposed garage from Upland Road. The roof pediment may be slightly visible in the distance from Walnut St.