

Brookline Preservation Commission

Local Historic District Report

Local Historic District: Cottage Farm

Applicant: Evan & Amy Lieberman

Address: 131 Carlton Street

Statement of Significance: Francis B. Dana took out a permit to build this house in December 1902, which is why the construction date is probably 1903. The architect, William G. Rantoul, was well-known in the Salem area and his drawings, including those for this house, survive in the collections of the Peabody-Essex Museum. The Dana House was estimated to have cost \$18,000, which was probably typical for this neighborhood at that time. Dana was president of the Dana Hardware Company on Pearl Street in Boston.



131 Carlton St at corner of Carlton and Euston Street

Rantoul designed two other houses in the Cottage Farm neighborhood, 44 and 50 Amory Street in 1905. Both of those houses were covered in stucco and had Arts and Crafts influence in the design. The use of stucco, plus the design of the front porch, and the bay windows, are characteristic features. The gambrel roof configuration, however, is typical of the Colonial architecture in the vicinity of Rantoul's native Salem.

Proposed Alterations: Application for a Certificate of Appropriateness to construct detached two-car stucco garage in alley behind house; to remove section of fence and install new curved section of fence; to remove stone wall; and to remove kitchen chimney.

Applicable Guidelines: "New construction should respect the existing historic streetscape. The historic relationship of buildings to the street, including setbacks and open spaces, should be maintained... In areas where historic garages are generally detached, new garages should be detached... The commission will consider the appropriateness of the size and shape of a 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. The Commission may impose dimensional and setback requirements more restrictive than those required by the Zoning by-law."

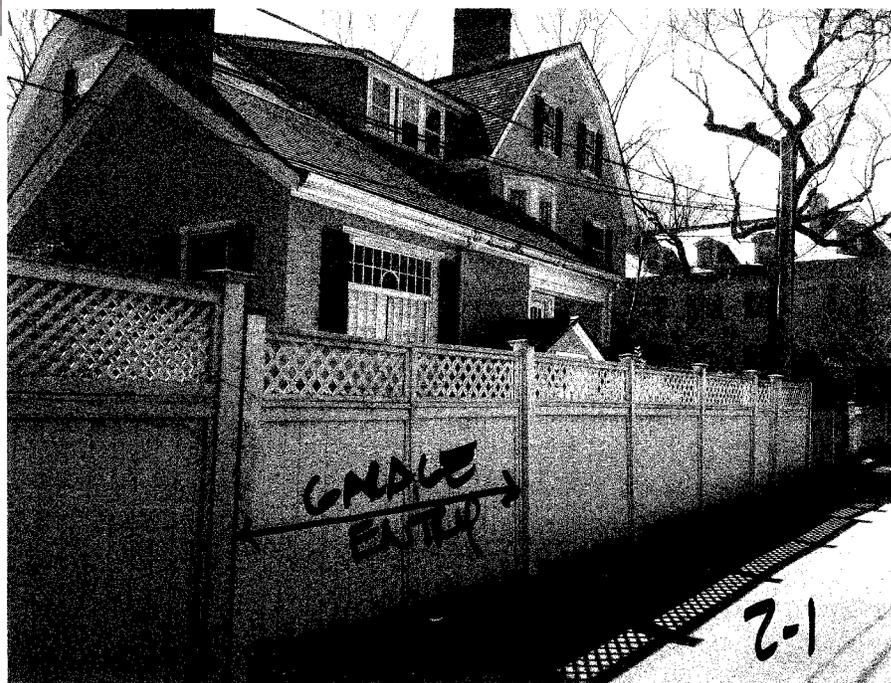


Preliminary Findings: A steel Priggin Steel Co. garage was erected in 1935 on the property and later demolished. The proposed one is down the alley and does not block views of the house from Carlton Street.

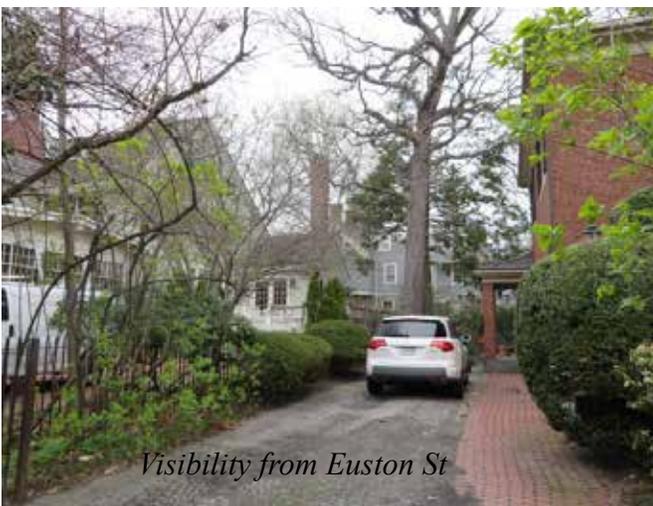
The chimney is one a subsidiary wing and visible from Carlton and Euston.



North elevation seen from Carlton St



Proposed entry to garage along private way



Visibility from Euston St



131 Carlton St from Euston St

Proposed new garage

