

# Brookline Preservation Commission

## Local Historic District Report

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**Local Historic District:** Chestnut Hill

**Applicant:** Fairway- Boylston LLC

**Address:** 17 Crafts Road (lot 9), , lots off Crafts Road : 1039 Boylston Street (lot 3A), lot 1A and lot 7 on Boylston Street (between 1033 Boylston & 76 Norfolk) : lots 2A, 4A & 5.



**Statement of Significance:**

Most of this has been part of the property attached to 142 Fairway Road., a mid-century modern house designed by Walter Bogner (Dean of the School of Architecture at Harvard University and colleague of Walter Gropius) for Dorothy Edinburg. The “pool house” at 1039 Boylston was designed by Nathaniel Saltonstall and built in 1960. The house at 1039 was constructed in 1980 for the daughter of the owner. The house at 17 Crafts was bought and included in this application.

**Proposed Alterations:** The applicant proposes to demolish two existing houses, 17 Crafts and 1039 Boylston and to construct seven new houses. The area will be regraded, stone retaining walls built and sections of the stone retaining wall along Boylston Street will be removed .

**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. Attached garages should be located behind the main mass of the house and/or not facing the street, if possible. Garages with three or more bays are not historically appropriate except on large estates.
- 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. The Commission may impose dimensional and setback requirements more restrictive than those required by the Zoning By-law.

Structures, including additions and outbuildings, should not be demolished.

**Preliminary Findings:**

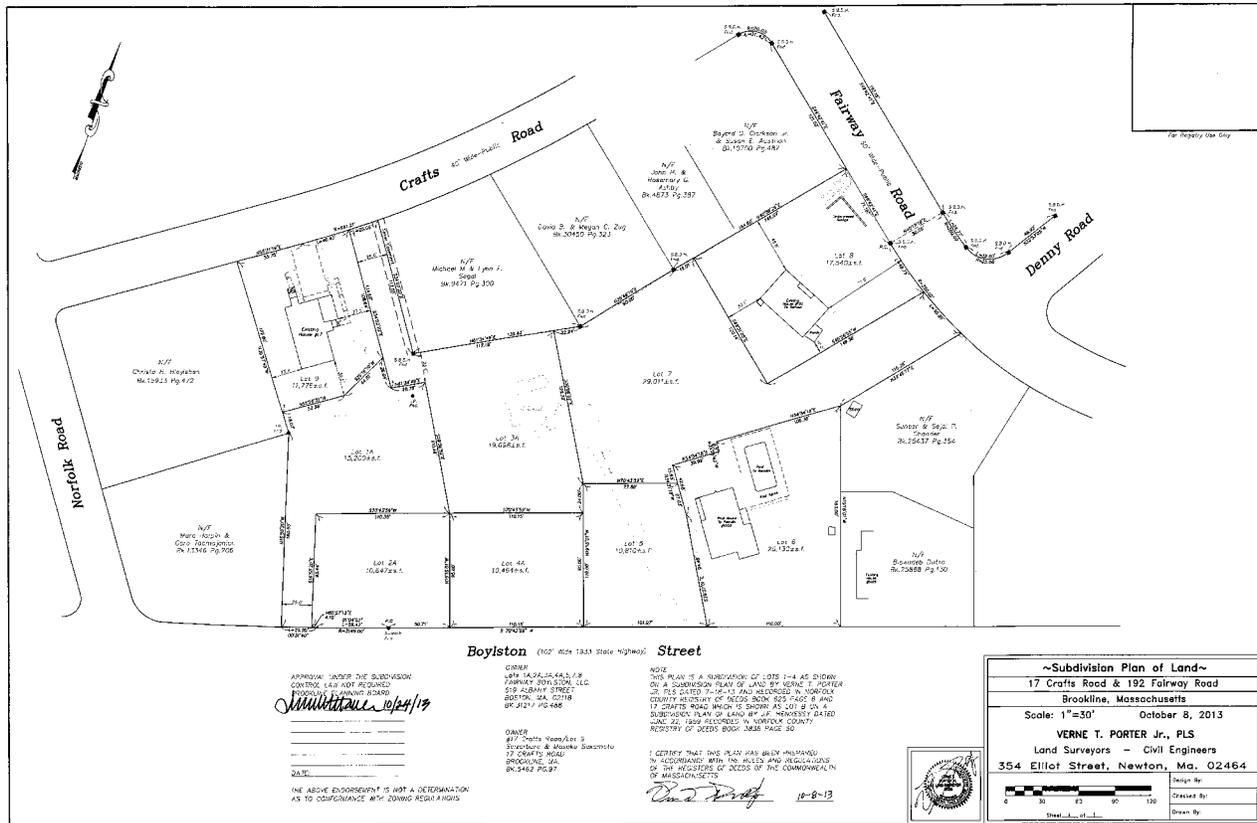
The applicant has appeared before the BPC several times. Last year, an application to demolish 1039 was denied on the basis of there were no plans at that time on what would replace it. AN application to construct three new houses along Boylston Street was denied at the February 11, 2014, hearing.

After Ms Edinburg sold the property, the land was subdivided and the houses at 142 Fairway Road and 1033 Boylston Street were sold to two individuals. (The owner of 1033 Boylston has been given approval to effect minimal changes to make it habitable.

The applicant has submitted plans to construct seven new houses and demolish two- 17 Crafts and 1039 Boylston Street. The development of this parcel will require major regrading on all lots, the removal of the retaining wall at 17 Crafts Street as well as sections of the stone retaining wall along Boylston Street.

This application includes the total extent of the plans for this property as well as some changes from a previous plan, including moving the houses to the west along Boylston Street (away from the mid-century modern 1033 Boylston); the demolition of 17 Crafts and the construction of a new house, the removal of the driveway leading to Fairway Road; and the placing of the three interior houses off Crafts Road. The plans include the siting and masisng and sketch designs for the houses (except the 17 Crafts one).

Proposed site plan February 2014



Proposed site plan April 2014



Existing house



17 Crafts Road was built in 1979 for Dr. Seizaburo Sakamoto. It was designed by the Acorn Structures Company and built by Stephen Porter. Acorn Structures was founded in 1947 by MIT architect, John Bemis, a “pioneer in the science of pre-engineering technology and custom design”. By the 1980’s Acorn Homes was recognized as a “thinking person’s custom house.” Stephen Porter, builder, developed several areas in metro Boston, including Twinbrook, Pinegate, Northgate and Southgate.

The house and retaining walls will be taken down, land regraded and new retaining walls built.

The access to the three new houses behind this will be through this driveway.

Proposed house



1039 Boylston



1039 Boylston was built by Dorothy Edinburg (previous owner of 142 Fairway and 1033 Boylston and land of present review) for her daughter in 1980.





Houses on lots 1a, 3a and 7 will share a driveway with the new house on 17 Crafts Road. There will be regrading and new retaining walls built.



The driveway at lot 2a and 1a will share/have easement along the porkchop piece of lot 1a.



The proposal also calls for the removal of sections of the stone wall along Boylston Street as well as regrading the land from Boylston Street back to the property lines.



sites of wall removal



stone wall and site along Boylston Street