

Brookline Preservation Commission

Local Historic District Report

Local Historic District: Cottage Farm

Applicant: Matt d'Arbeloff and Claudia Lavin

Address: 29 Powell 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: Application for a Certificate of Appropriateness to install three HVAC condensing units in area between garage and fence on north (side) of property. The applicant has received approval to enlarge rear dormer; remove chimney; remove sunroom on rear and build new deck, change door to window on side entrance; install skylight in entry; and replicate historic railing on oriel window.

Applicable Guidelines: When possible, renewable energy systems should be proposed for installation in locations where they will not be visible from a public way, park or body of water. In cases where this is not practicable, systems attached to buildings should not obscure historic features from public view, or be visible in a way which significantly alters the profile or character of the building.”

Preliminary Findings: The condensers units are at the back of the property next to garage and will have minimal impact on the streetscape.



American Architect, October 1912



site of condensers

