

Brookline Preservation Commission Local Historic District Report

Local Historic District: Chestnut Hill North

Applicant: John M. Olsen III

Address: 48 Devon Road



Date Built: 1895
Architect: Chapman & Frazer
Builder: William Pettigrew

Original owner: The house was designed for William McKissock, a ship broker who worked at Charles Hunt & Company on State Street in Boston.

Alterations: In 2003, added connector between house & garage (1926) creating mudroom on west elevation.

Proposed Alterations: To remove two raised entry porches and construct a 20'8" x 11'3" one-story addition to north (rear) elevation, extending kitchen area; construct 8'8" x 15'2" one-story screened sun porch with ornamental roof railing on existing patio on east elevation of house.

Applicable Guidelines: Alterations and additions should be compatible with the character of the building and earlier additions in terms of size, scale, massing, material, 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, articulation of setbacks, trim and ornamental detail. Additions should be designed so that the primary elevations of the original building remain clearly delineated.

Preliminary Findings: The front facade of this shingle-style house is dominated by the gambrel roof that terminates with a flare in the roof of the front porch. The classically derived elements of the proposed Colonial revival-style porch enclosure and roof railing are not the most compatible with those of the historic house. The commission may wish to request stylistic changes to the details of the design that are more in keeping with shingle and/or Queen Anne vocabularies.

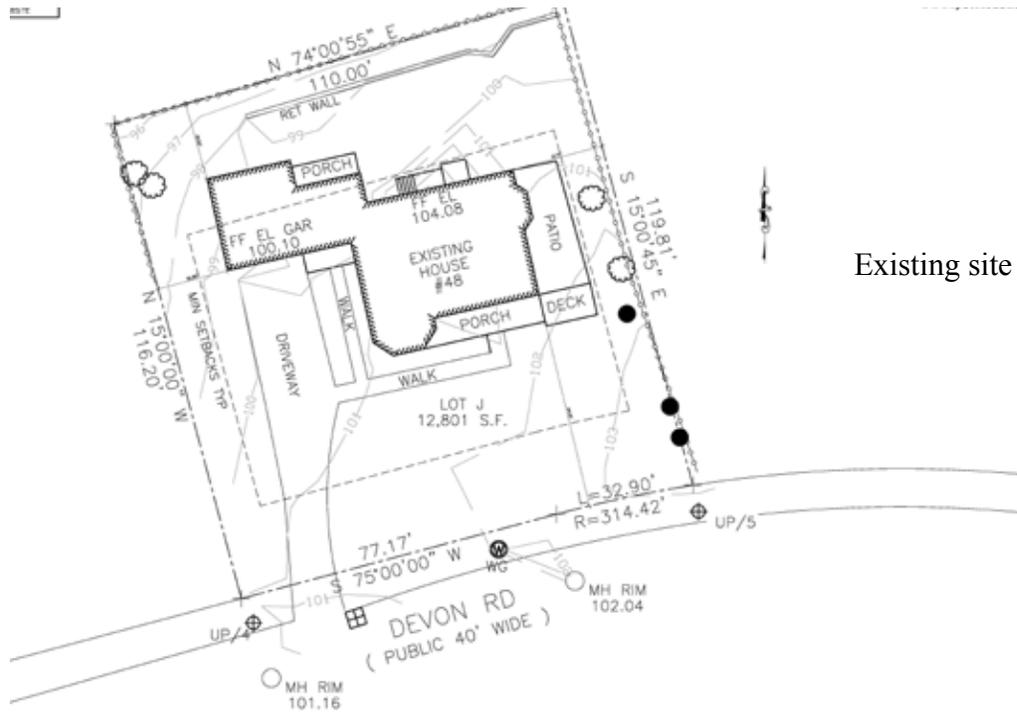
The first story of the north (rear) facade is minimally visible from Middlesex Road. Aside from the panels below the windows, elements such as the stone rubble base, Tuscan columns and what looks to be a hip roof are not inconsistent with the style of the house.



visibility from Devon Rd

visibility corridors from
Middlesex Rd



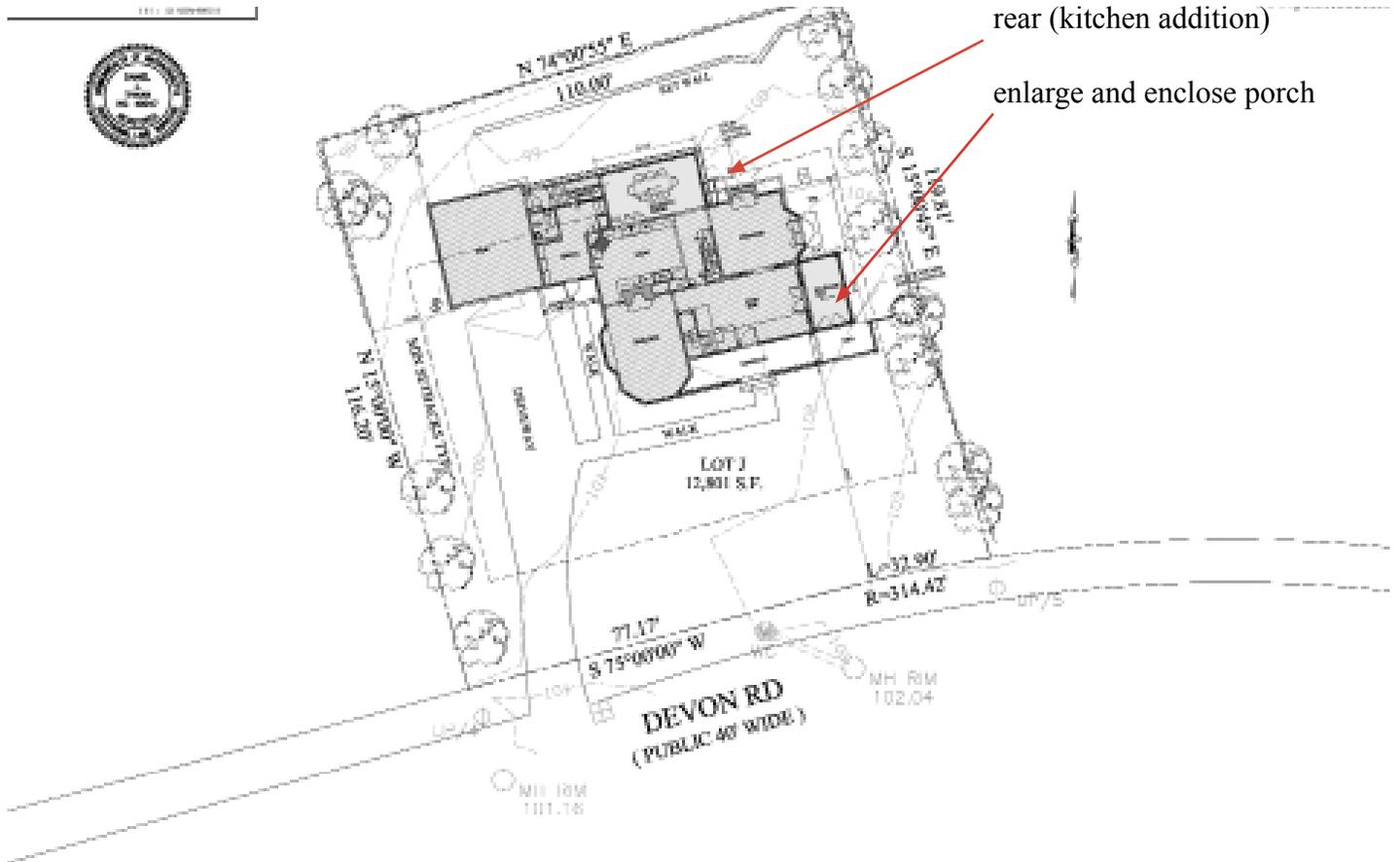


Existing site plan

Proposed:

rear (kitchen addition)

enlarge and enclose porch





SOUTH (front)
existing & proposed





Proposed (south)
front and east
elevations





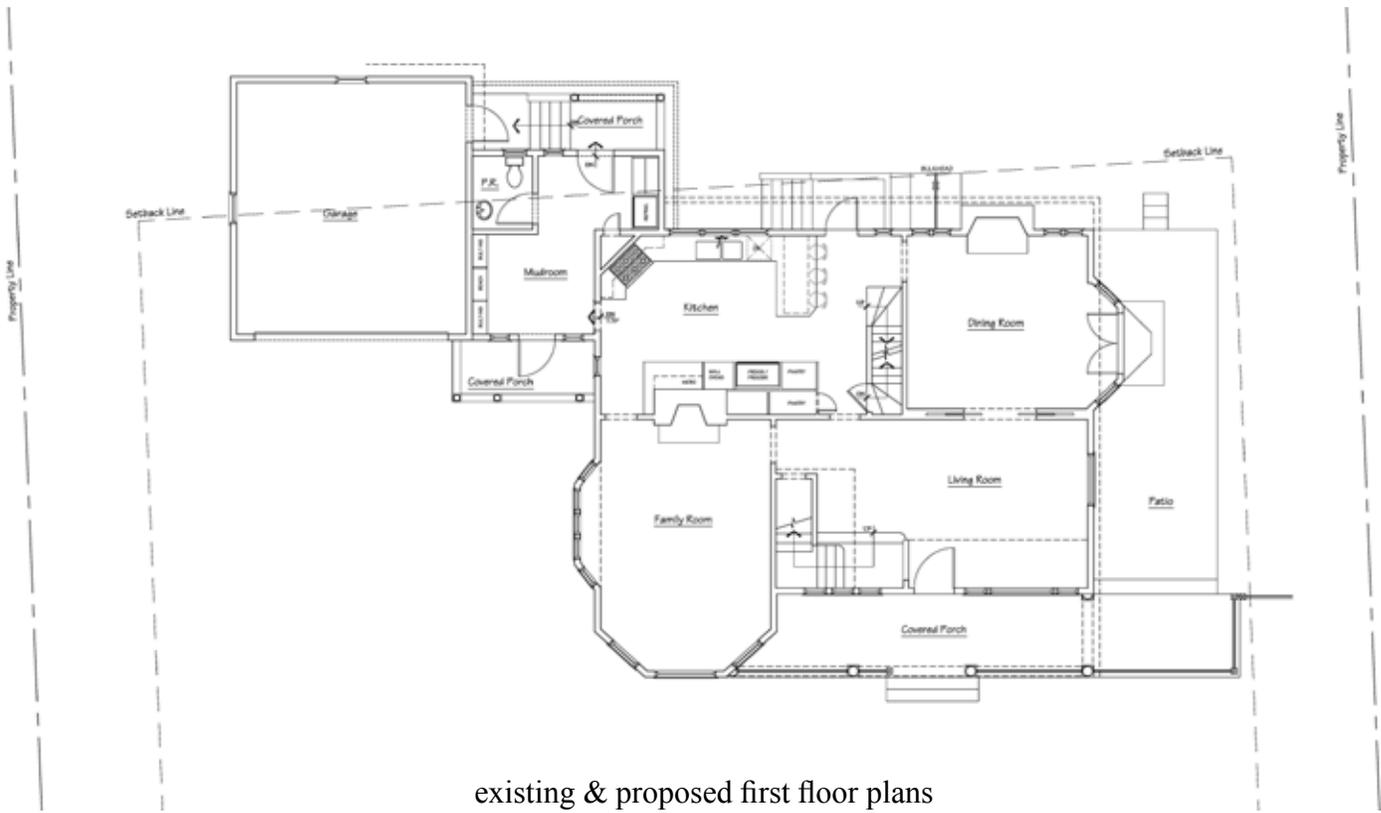
EAST (side)
existing & proposed





NORTH (rear)
existing & proposed





existing & proposed first floor plans

