

# Brookline Preservation Commission

## Local Historic District Report

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**Local Historic District:** Graffam-McKay

**Applicant:** Ralph Minichiello

**Address:** 31 Osborne Road



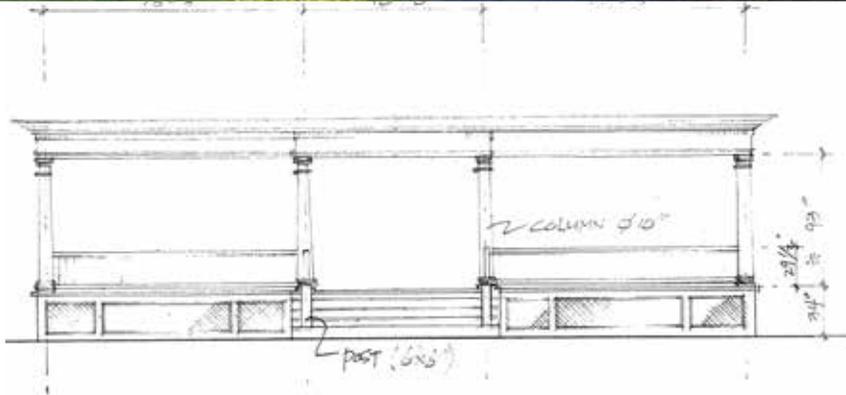
**Statement of Significance:** Developer Peter Graffam built eight modestly priced (\$8,000) houses on Osborne in 1894-95. A master list of permits indicates all were constructed by Morrison & Rackley. However, only the actual building permits list the architect's name and one of the eight permits is missing.. Most of the permits are not keyed to specific lots or addresses. Charles Park is listed as the architect on all of the surviving seven 1984 permits. One permit is dated March 17, 1894, four are March 20, 1894, one is May 8, 1894 and one is May 9, 1894. While we cannot identify the architect and builder of the eighth house, number 1 Osborne Road appears to be the least likely to be the work of Charles Park, a prolific architect in North Brookline. Therefore, we can be reasonably certain that the house at 31 Osborne was designed by Charles Park.

The design of 31 Osborne is a variation on 37 Osborne and 170 Babcock Street. This house had two larger bow windows and tripartite hall windows on the second floor level. The dormers on this house are smaller, and there is not two-story bay window on the side of the house. Unlike the other houses built in 1894, #31 Osborne Road presents an elaborate display of detailing from the wide frieze and decorative brackets and dentils under the eaves to the small leaded glass fanlight at the side entrance. Its symmetrical facade is embellished with decorative elements as well as a large front porch which runs the length of the front of the house., also dressed with dentils as well as spool and spindle balusters. In massing, it resembles #18, 23 and 30 Osborne and #12 and 17 Manchester Road. The house was built in a Colonial Revival influenced style by architect Charles E. Park.

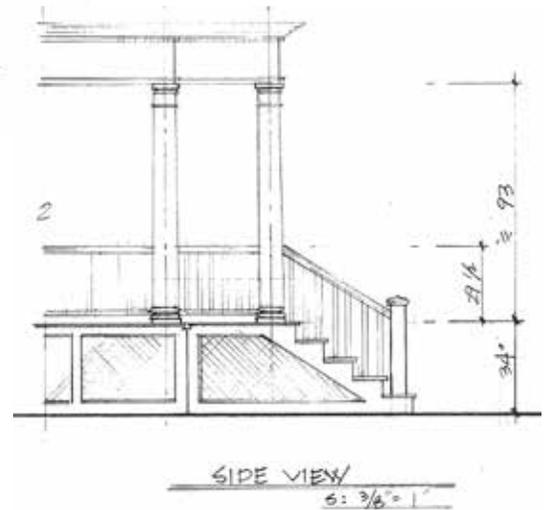
**Proposed Alterations:** Application for a Certificate of Appropriateness to remove existing columns and railings on front porch and replace with columns and railings to match original elements in neighborhood. and to rebuild side porch with diamond lattice and posts to match rear porch.

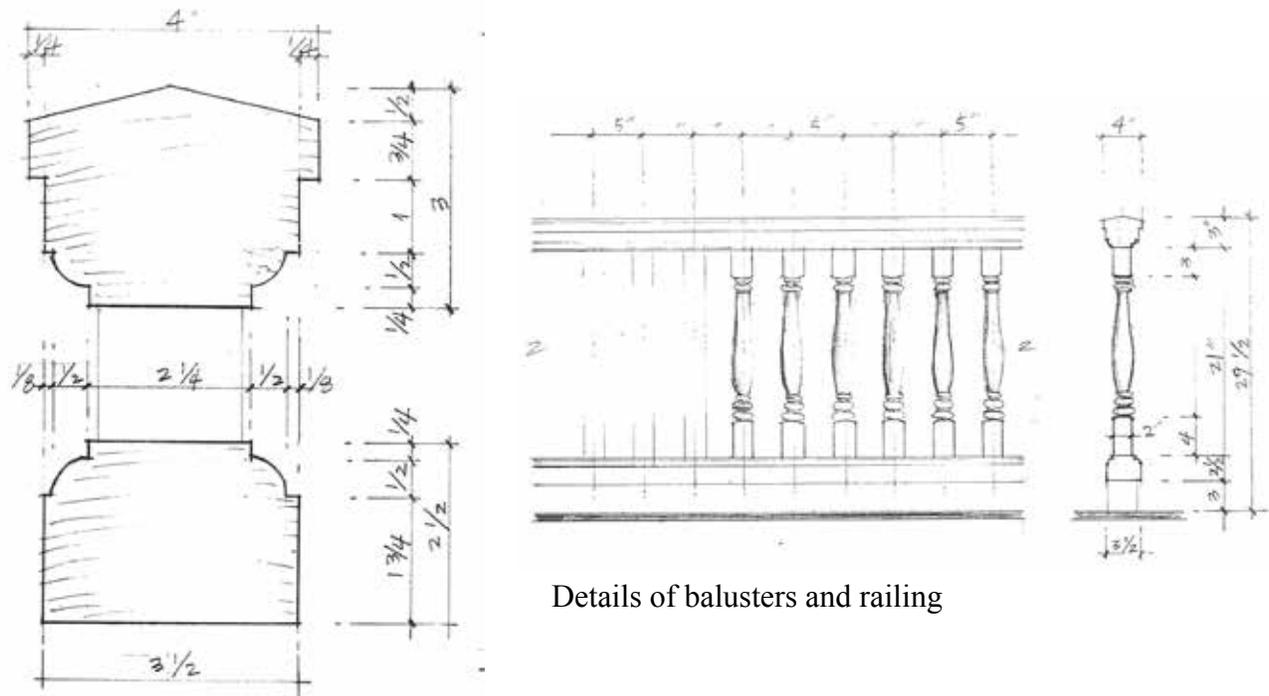
**Applicable Guidelines:** “Missing architectural features should be documented as authentic by photographic, physical or historical evidence before they are reproduced”

**Preliminary Findings:** The applicant wants to restore the porch to a more appropriate design and height using original elements of the houses in the area.



Front and side views of proposed columns and balusters





Details of balusters and railing

balusters at nearby house to replicate



proposed column design



rebuild side porch with similar posts to rear porch and railings- replace square lattice with small diamond shaped lattice



rear porch posts