

# Brookline Preservation Commission

## Local Historic District Report

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**Local Historic District:** Cottage Farm

**Applicant:** Brian Lester

**Address:** 23 Browne Street



**Statement of Significance:** The house was built by Jeffrey Richardson, who was listed as a cashier working at 101 Milk Street in Boston. Richardson hired Eugene Clark, an architect that specialized in large single family homes for the Boston suburbs. Although similar in configuration to the Colonial Revival style house next door at 17 Browne Street, Clark’s design has wide over-hanging eaves that are characteristic of the architect’s work. Another distinctive feature was the roof balustrade on the front portico, which was removed sometime between 1989 and 2002. The garage was built by the Brooks-Skinner Company in 1919.

**Proposed Alterations:** Application for a Certificate of Appropriateness to install railings to match original railings atop front (south) and east (side) entry porches; to add second story to oriel bay on east side of house; to remove west (side) entry porch and door and to alter fenestration on this side by relocating four windows; to enlarge dormer window on west slope of roof by adding center section with additional window; to remove garage doors and replace with single wood door.

**Applicable Guidelines:** “Missing architectural features should be documented as authentic by photographic, physical or historical evidence before they are reproduced...There should be no new openings on principal facades”

**Preliminary Findings:** There are no new openings on the main facade and the balustrade is shown in a 1979 photo. The second floor rear is partially visible from St. Paul Street.



Rebuild balustrade on front entry as per photos

add balustrade to match front



Existing

West Facade

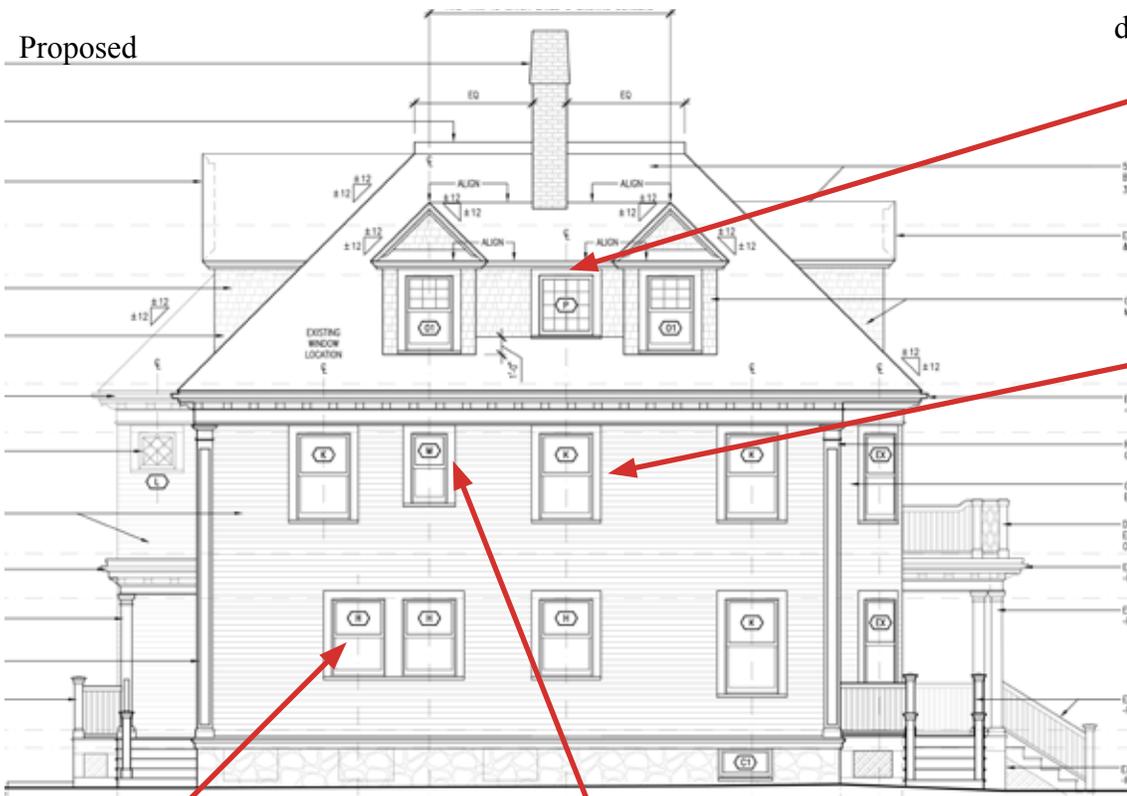


remove windows and replace with larger

remove side porch and door

Remove side porch and change fenestration, and build infill at dormers

Proposed



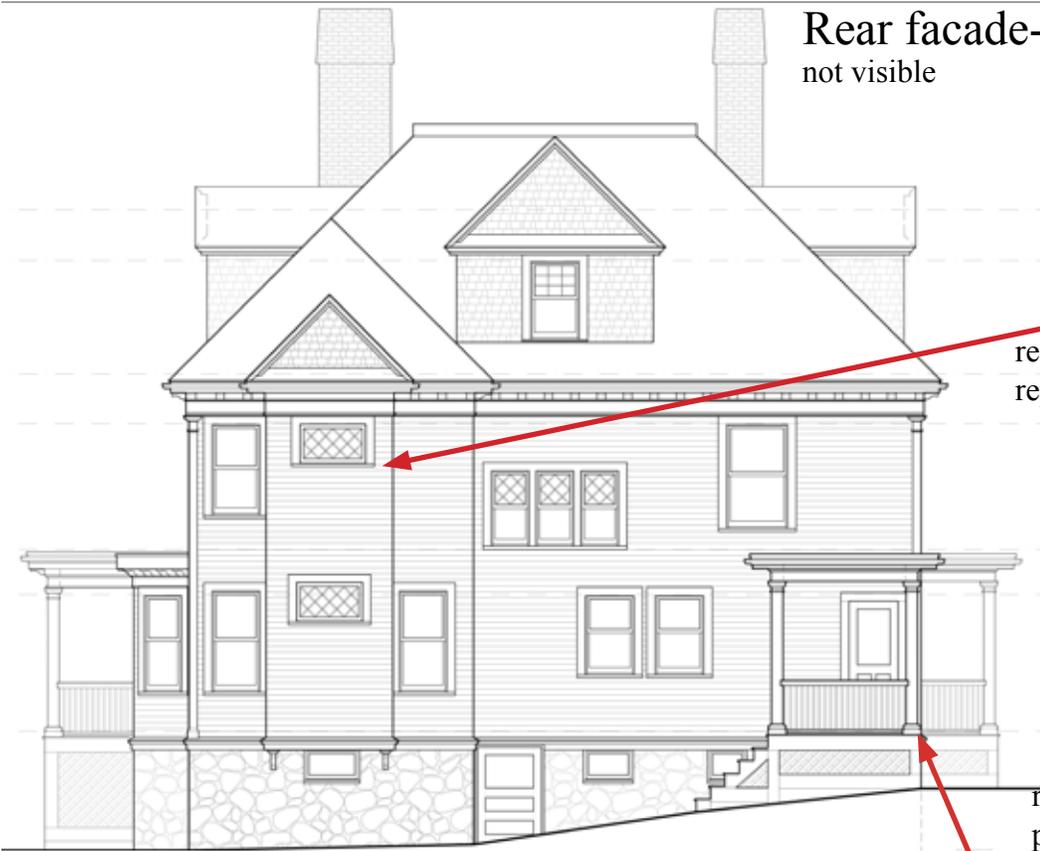
Add infill between dormers

enlarge window

move window over

new window

Rear facade- much of the first floor is not visible

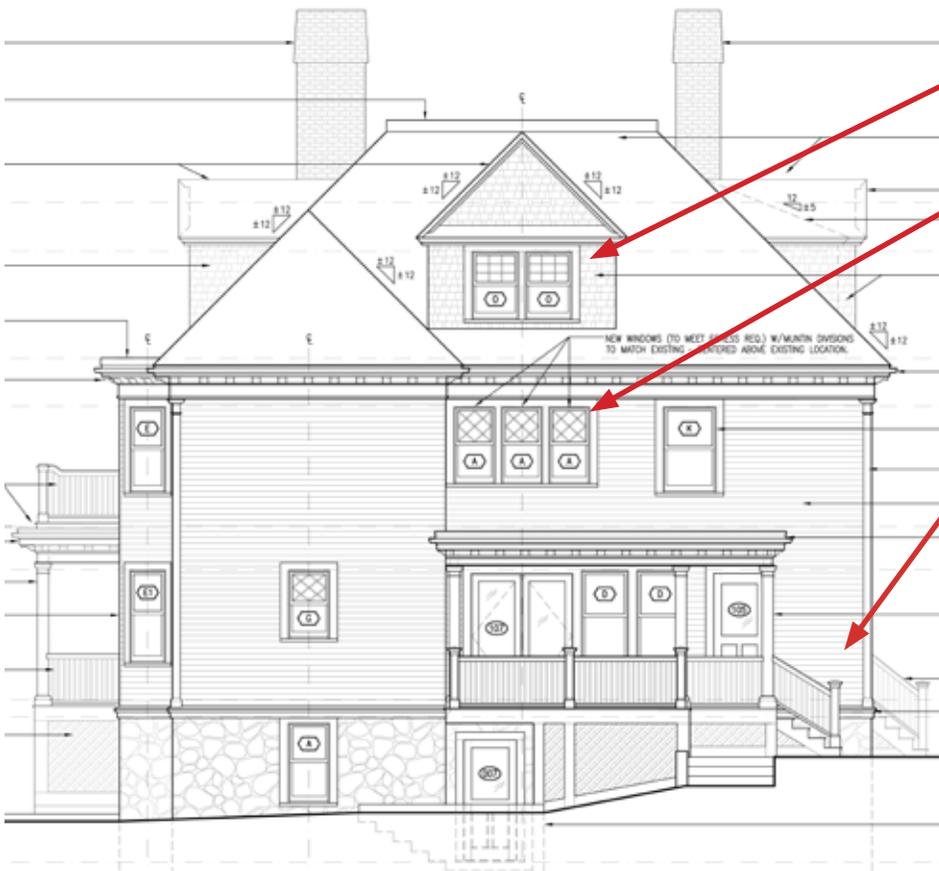


remove 2 story extension and replace with new 2 story addition

remove existing and install pair of windows

enlarge windows to meet egress code

remove porch, door and windows and replace with new porch, deck and doors -minimally visible



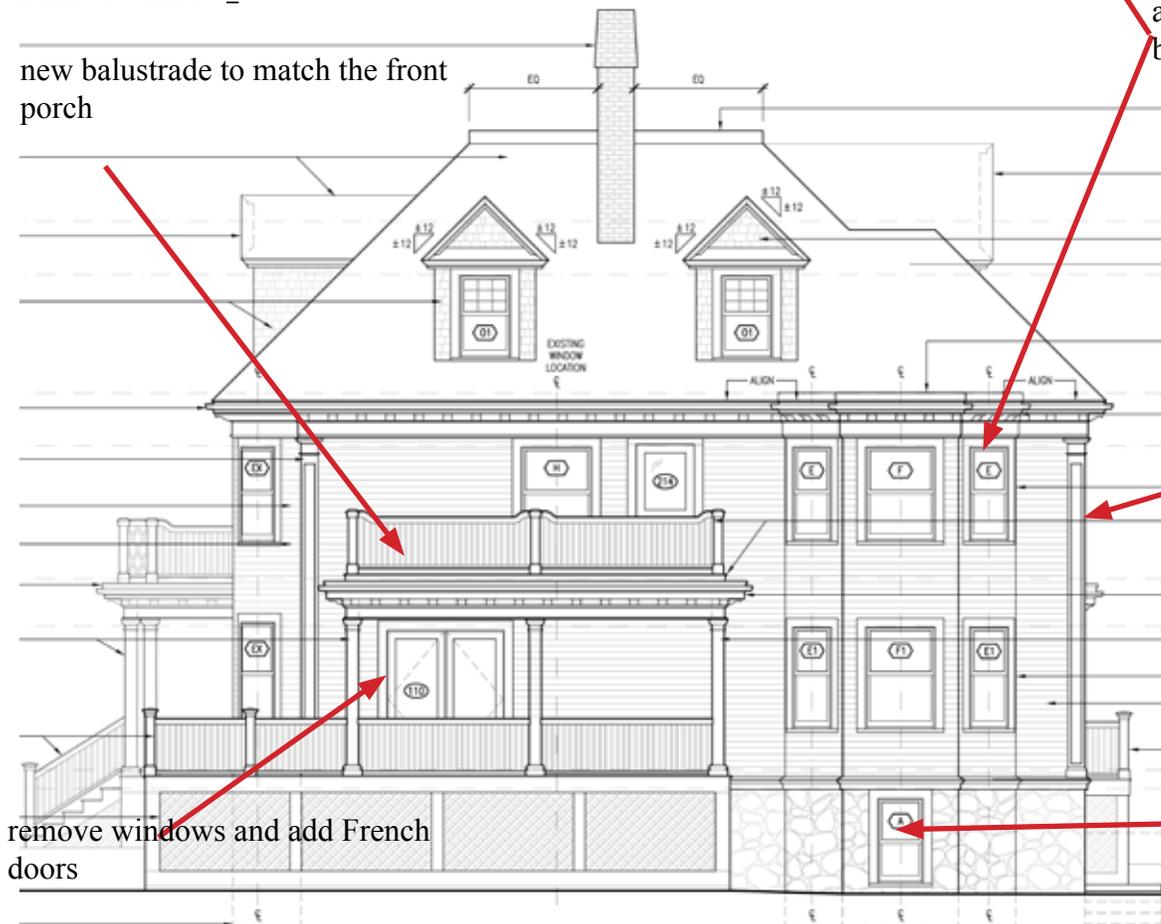
East facade



remove windows

new balustrade to match the front porch

add floor to one story bay

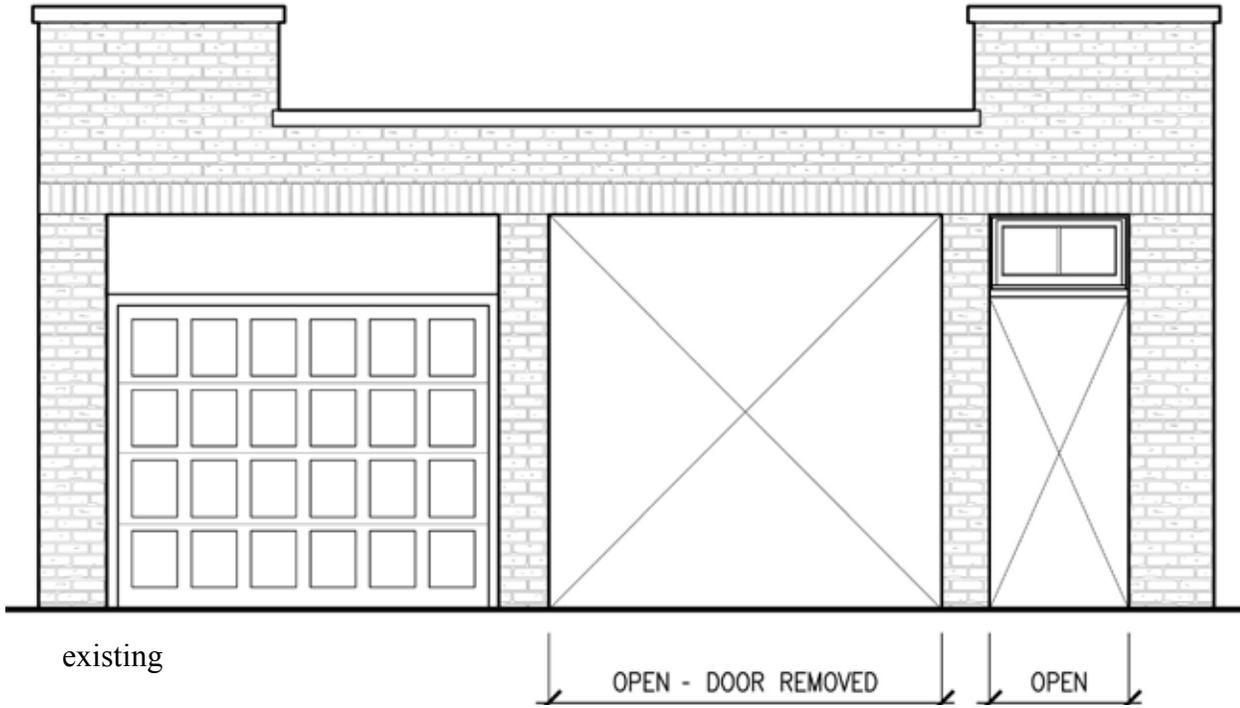


remove windows and add French doors

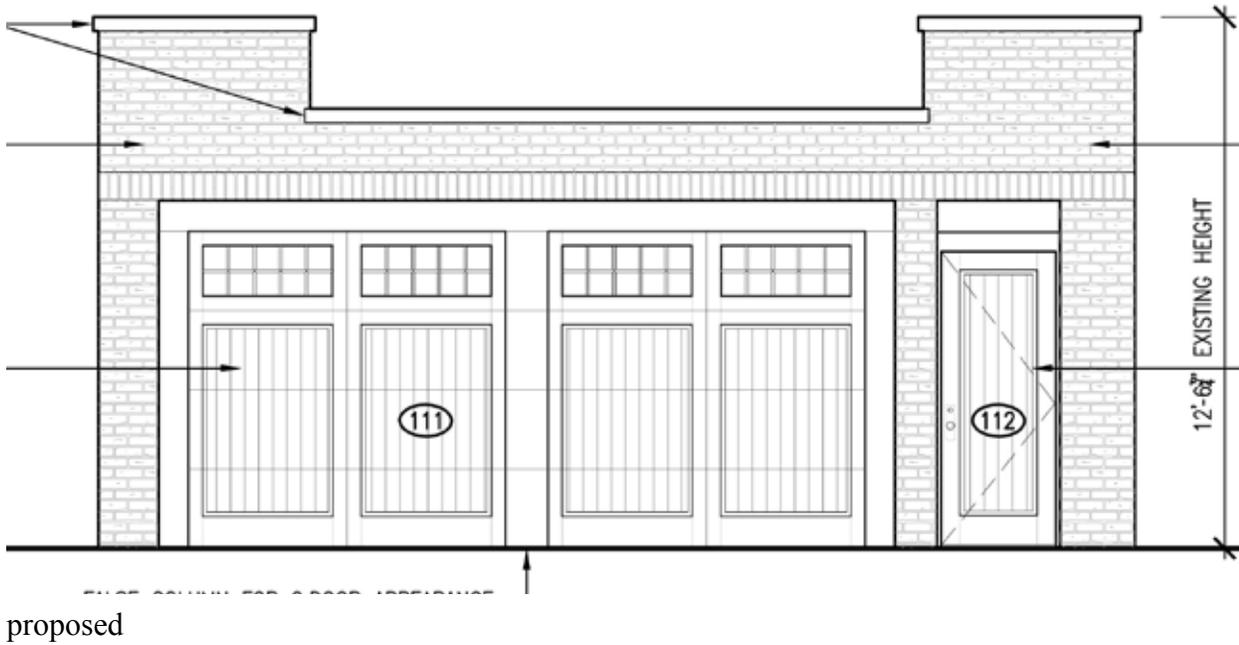
new addition

enlarge window

# Garage



replace doors and brick pier with new door





1979 photo





side and rear visibility from St. Paul Street



east facade and rear facade