

Brookline Preservation Commission

Local Historic District Report

Local Historic District: Pill Hill

Applicant: Joseph Bizup and Annmarie Caracansi

Address: 25 Glen Road



Statement of Significance: The Guy A. Merrill Corporation designed and erected this house, which was sold to Francis E. Tappan, a salesman. This wooden Colonial Revival style design is a variation on the house the Merrill Corp. built at 31 Glen Road in 1924. In addition to different architectural detailing, this house is three bays wide instead of five. Where 31 Glen Road has traditional double hung sash, 25 Glen has paired French doors and balcony under a blind round arch. One odd feature shared by both houses is the large shed roof dormer in the center of the roof on the principal elevation.

Proposed Alterations: Application for a Certificate of Appropriateness to remove posts and chain railing from the front steps and replace with iron railings. The applicant has requested to modify the proposal to install wooden railings instead of metal; the railings to match those on the sun porch. The applicant would also like to remove the rear chimney.

Applicable Guidelines: “Missing architectural features should be documented as authentic by photographic, physical or historical evidence...”; “The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property should be avoided.”

Preliminary Findings: The existing ball and chain railing on 25 Glen is not appropriate. The proposed wooden railings match the house as well as others on the street. Metal railings have also been approved over the years.

The chimney is on the rear roof plane.

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existing conditions at 25
Glen



proposed railings on another
house on Glen Road



rear chimney