

# Brookline Preservation Commission Local Historic District Report

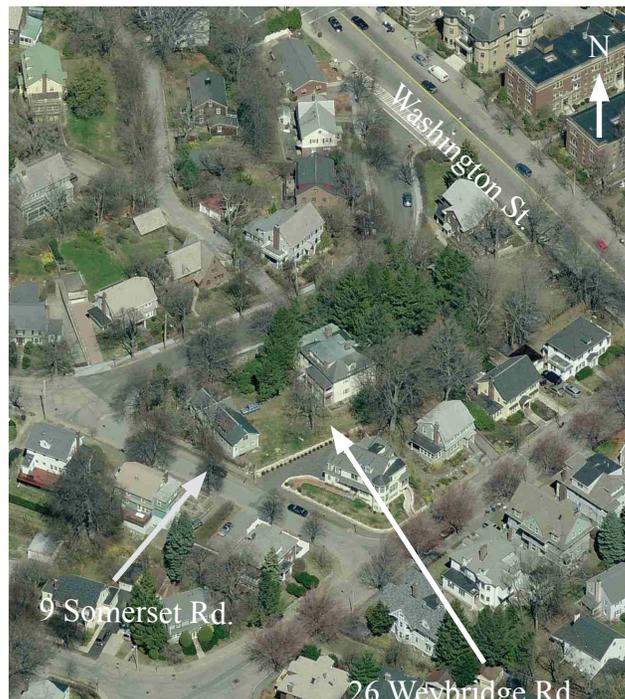
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**Local Historic District:** Wild-Sargent

**Applicant:** Merrill Diamond for 26 Weybridge LLC

**Address:** 26 Weybridge Road & 9 Somerset Road



**Statement of Significance:** Comprising the newest local historic district, the 26 Weybridge Road and 9 Somerset Road properties consist of the estate house and former carriage barn built for Charles Wild, the town physician, in c. 1822. The oldest remaining estate house in the Aspinwall Hill/Washington Street area, it is now part of the Blake Park neighborhood. Architect Clarence Thayer McFarland redesigned both the main house and carriage house in the early 1920s, bringing major stylistic and functional changes. It was at this point that the carriage house was changed into an automobile garage, while retaining its dual use as residential space. Two eight by eight foot doors were cut into the wall of the barn and a concrete floor was poured. The carriage house was greatly expanded to the south with a cross-gabled second floor apartment added. The details added to the carriage house reflect to a certain extent the Colonial Revival style remodeling of the house, but the dentil moldings, corner boards, cornice returns, and the arched entry above the new large doors speak a slightly different vocabulary of neo-Greek Revival style.

**Proposed Alterations:** Application for a Modification to a Certificate of Appropriateness to install wood panel garage doors on main house and wood windows, doors and garage doors on reconstructed carriage house; and to install 4-foot 6-inch high wood board fence along section of south (side) yard of main house and 6-foot high wood board fence along south (side) yard of carriage house.

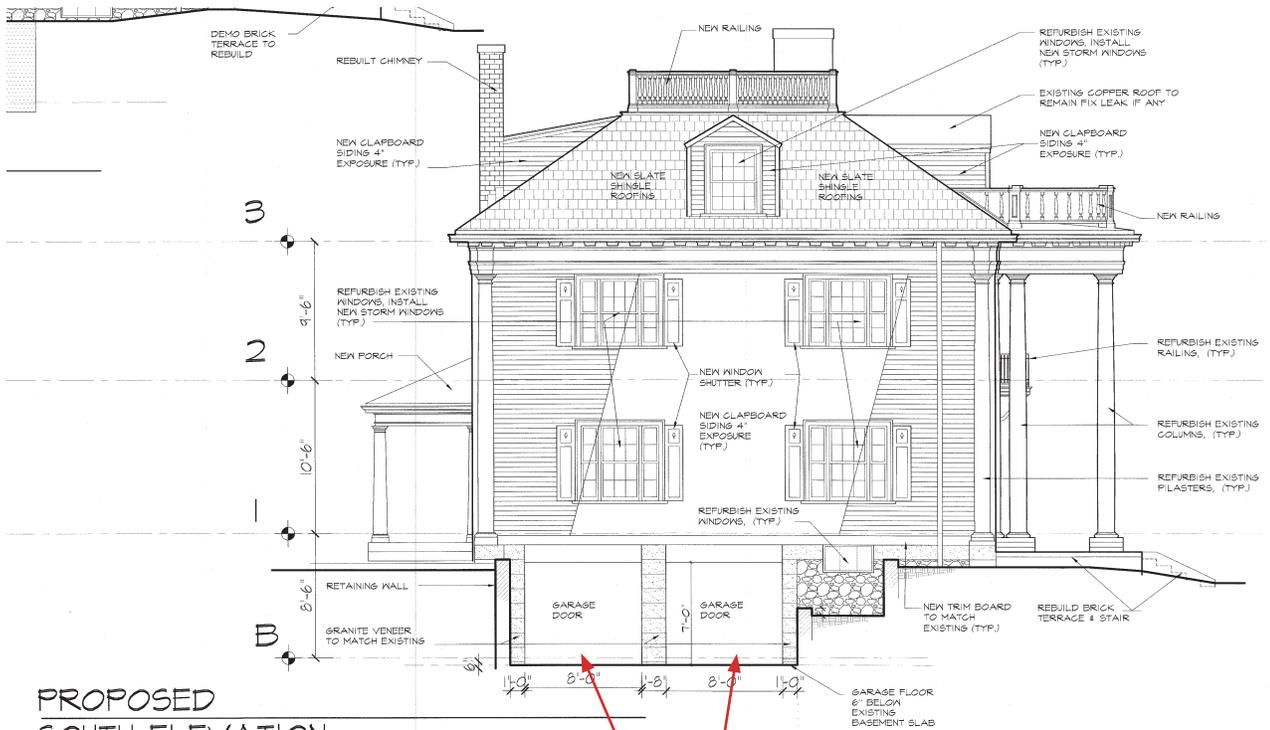
**Applicable Guidelines:** “If an existing door cannot be repaired or is an inappropriate door, the proposed replacement door should be made of wood and, if glazed with muntin bars, should have true divided lights... If a replacement window is proposed, it should not have muntin bars greater than 7/8” wide and should not have jamb liners contrasting in color to the windows... If a window in new construction has insulating glass and if the division of the lites of glass by muntins is deemed appropriate by the Commission, it should have either “true divided lites with muntins” no wider than 7/8” or (i) permanently applied muntins no wider than 7/8” and (ii) dark colored internal spacer bars.

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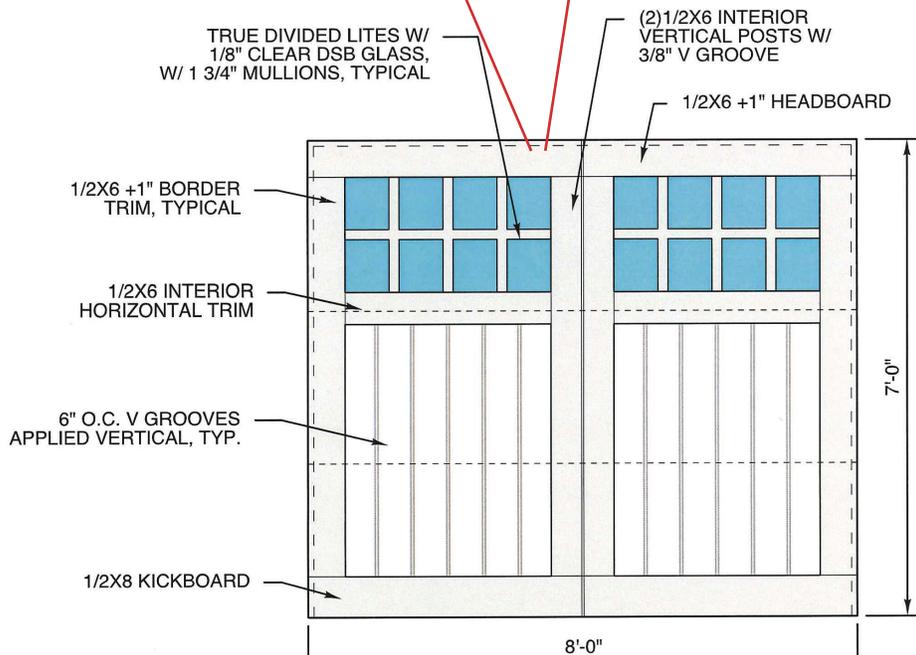
**Guidelines, cont.**

New fences and walls should not prevent or restrict views of buildings from a public way... Tall solid fences and walls should not be constructed as noise or headlight barriers. The design of fences should be appropriate in scale and architectural style to the building, its site and the surrounding properties.”

**Preliminary Findings:** The wood garage doors with lights, and the wood fence are appropriate in style and character with the main house. The commission may wish to request arches in the top rails of the carriage house garage doors. The windows and doors of the main house will be repaired or replaced in-kind. Since the carriage house is being constructed *ex novo*, the applicant has requested approval of all wood, double pane simulated divided lights in the windows and glazed doors. Sample single and double-glazed windows will be brought to the hearing for review.

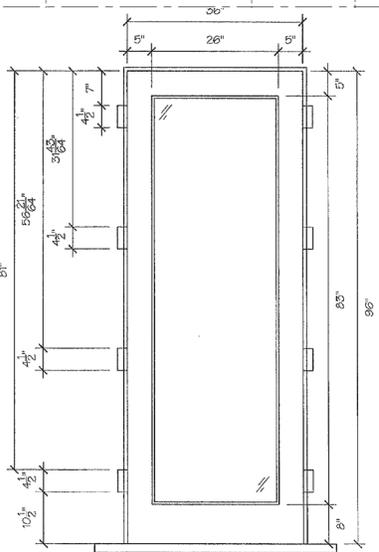


PROPOSED

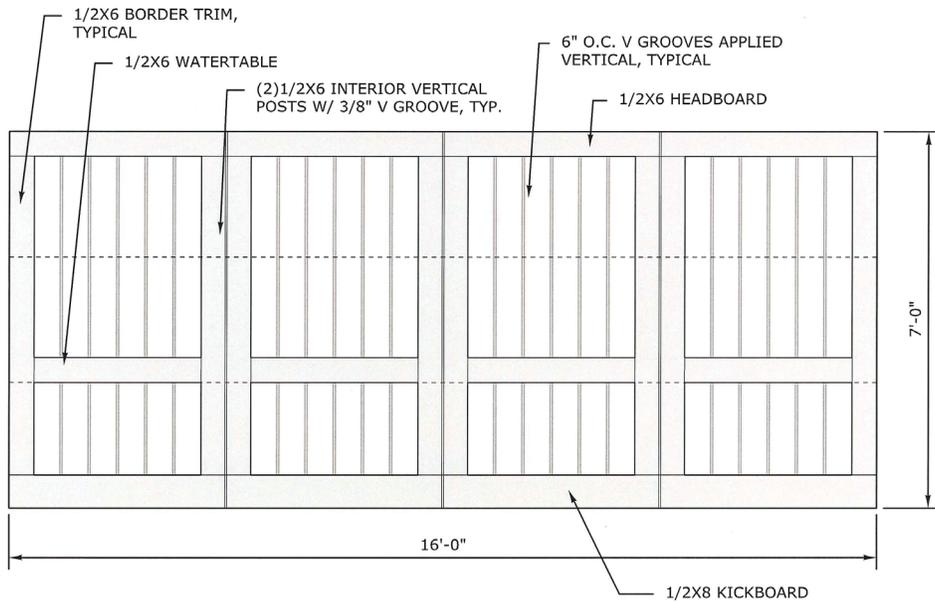
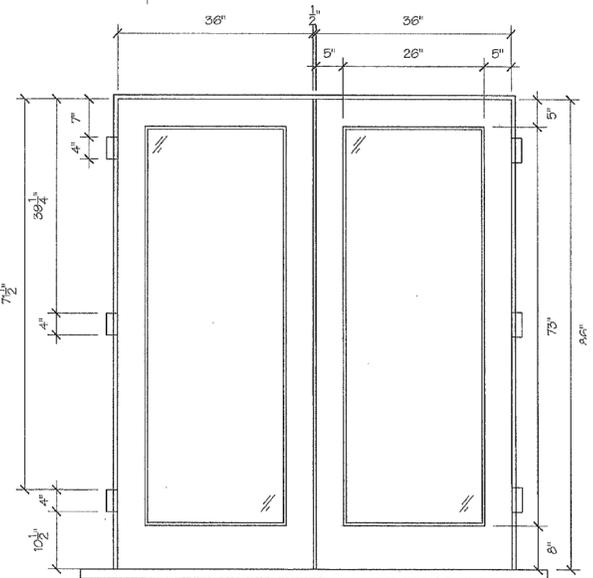


Proposed wood garage doors on main house

Revised window configuration for carriage house - west elevation



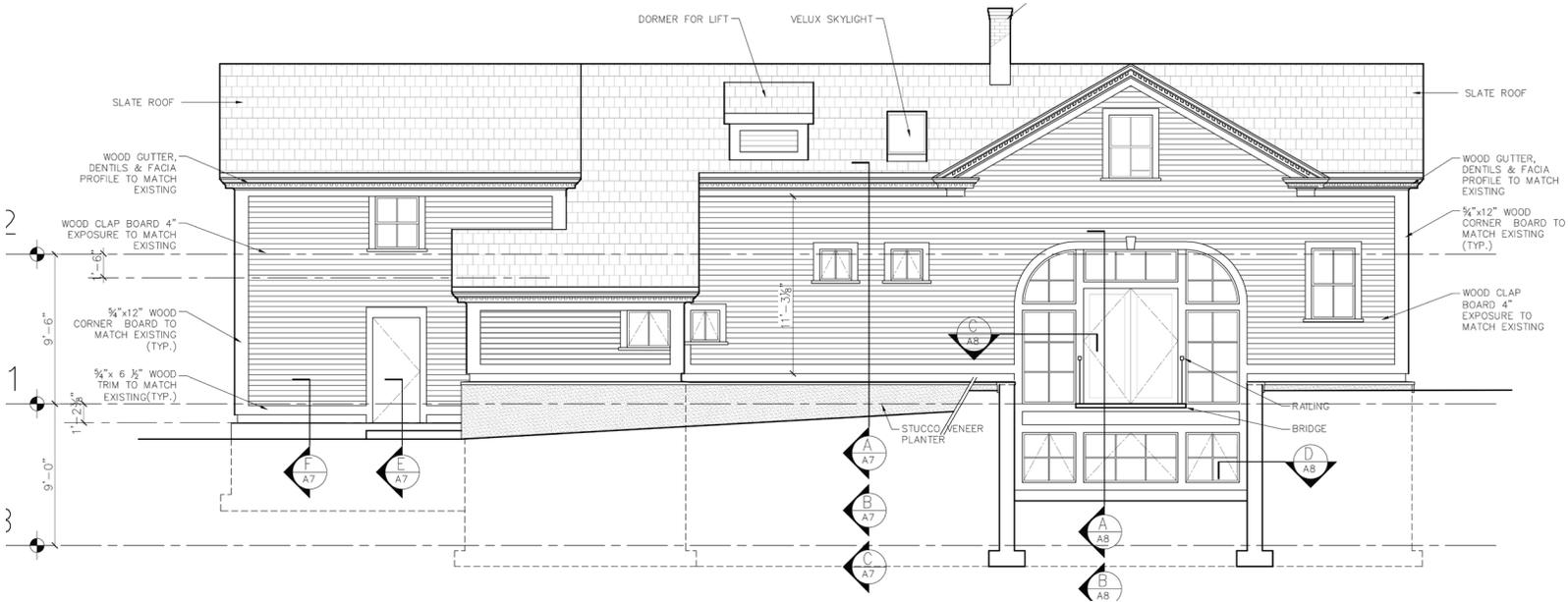
Proposed wood and glass doors and wood garage door on carriage house



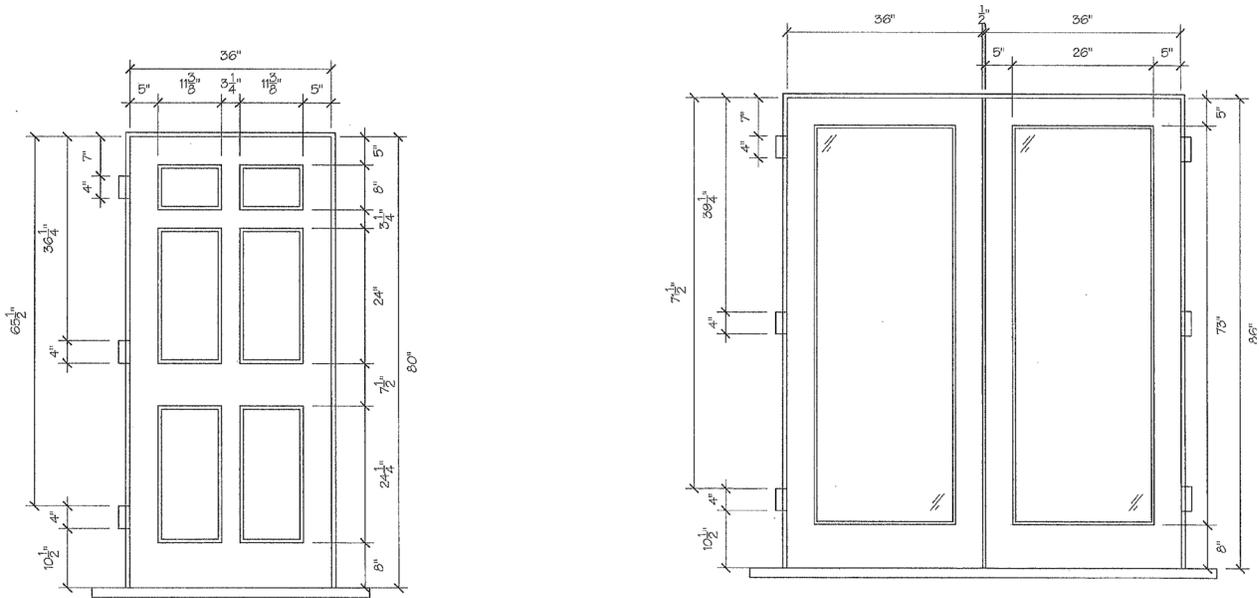
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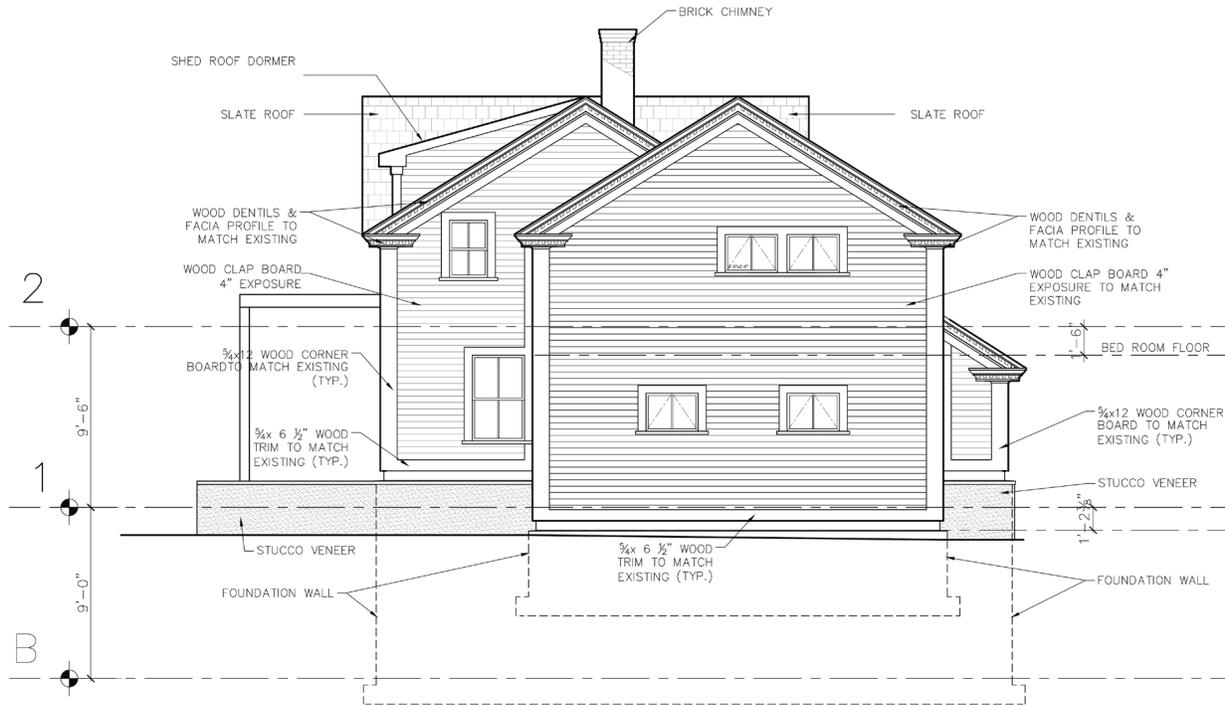
Revised window configuration for carriage house - east elevation



Proposed wood panel and wood and glass doors



Revised window configuration for carriage house - south elevation



Revised window configuration for carriage house - north elevation

