

# Brookline Preservation Commission Local Historic District Report

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**Local Historic District:** Pill Hill

**Applicant:** Diarmuid O’Neill

**Address:** 138 High Street



**Date Built:** house circa 1861; wood one car garage built by owner in 1934

**Architect and builder:** unknown



**Statement of Significance for Building and Site:** This house is one of the earliest to be built in the development of High Street Hill (Pill Hill). It was built by Sarah Searle, who was not married, for her own use. Dr. Walter Channing, an important Boston physician, lived here at the end of his life in the 1870s. In the late 1800s Mrs. Elizabeth Lamb, along with her daughter Augusta and her son Henry, a Boston manufacturer, lived here. It was Miss Augusta Lamb who took out the permit to add the bay windows. F.M. Wakefield, who designed a number of houses in Brookline was the architect. A fire in 1940 resulted in \$5,000 of damage and the loss of the original pitch roof with slate. This reduced the house from two-and-one-half stories to two stories.

**Proposed Alterations:** To replace former garage on site of dimensions 10’ x 18’ with new garage, new dimensions to be 12’ x 18.’

**Applicable Guidelines:** “Structures, including additions and outbuildings, should not be demolished.... Masonry walls and iron fences should be maintained. ”

**Preliminary Findings:** The 1934 wood garage was damaged and removed from the site in late April or early May 2014. A stone retaining wall was also partially removed and rebuilt, creating a wider curb cut. The new owner now proposes to build a new garage, two feet wider than the old one, in approximately the same location. The commission may wish to request that the stone wall, dating to the mid-nineteenth century, be restored to its prior location and dimensions.



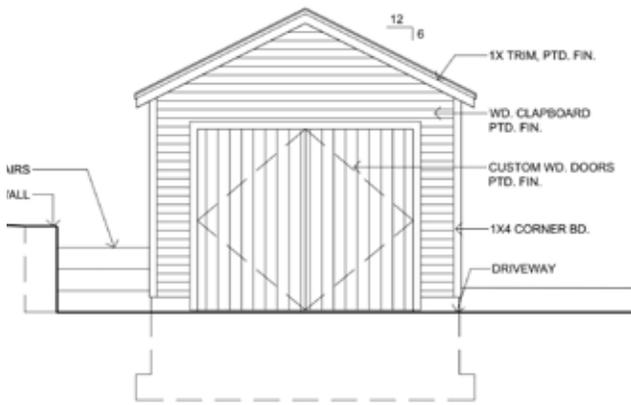
*c. 2012 condition*



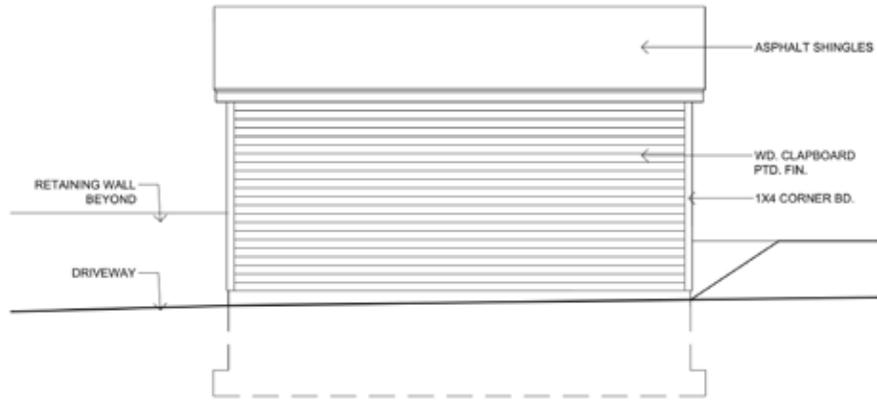
*Fall 2013 condition prior to removal*



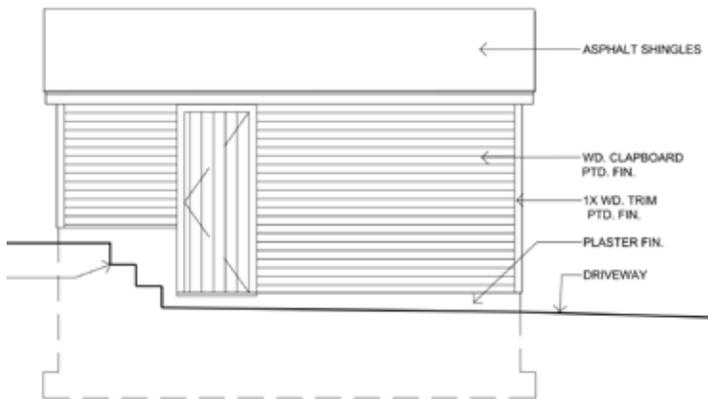
*Spring 2014 showing garage removed and wall rebuilt*



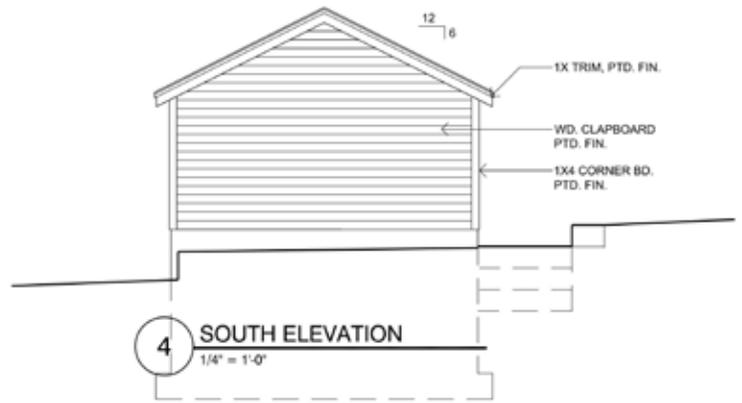
1 NORTH ELEVATION  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"



3 WEST ELEVATION  
1/4" = 1'-0"



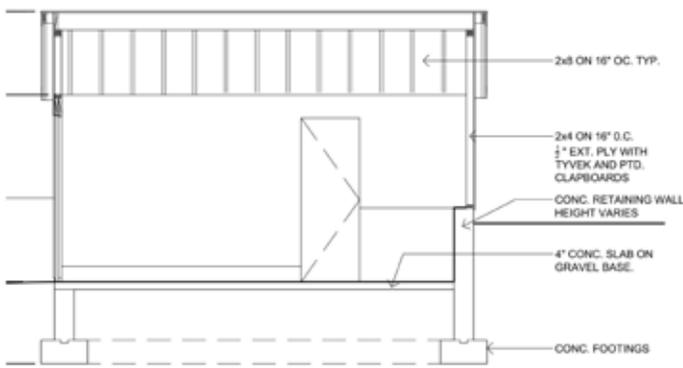
4 SOUTH ELEVATION  
1/4" = 1'-0"

GARAGE PROPOSAL 138 High Street, Brookline, Mass.

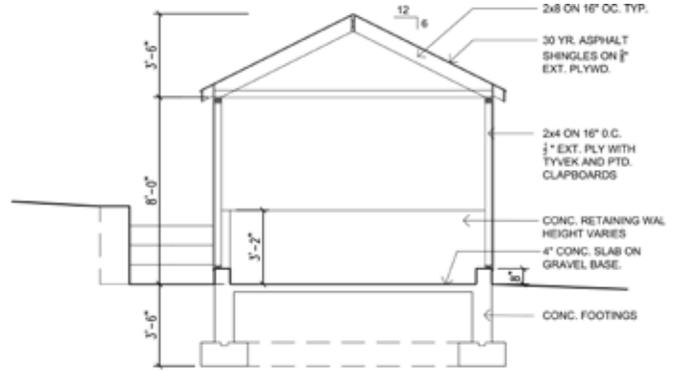
Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

09-9-14

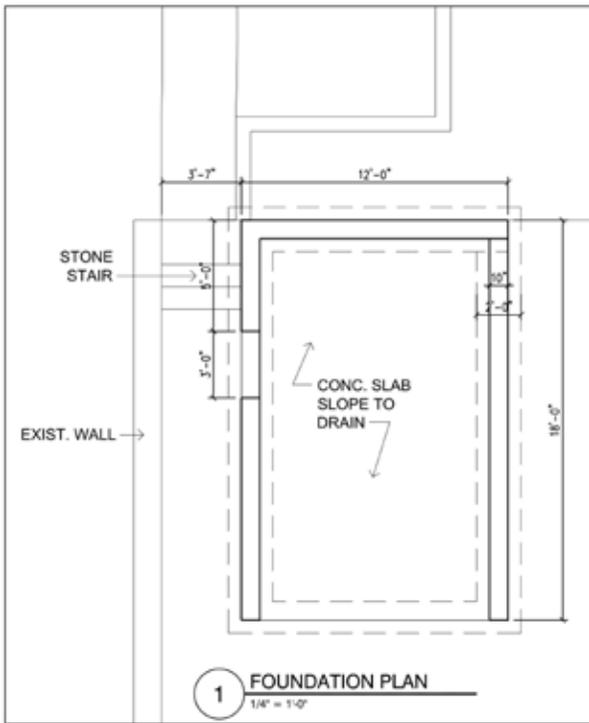
*Proposed new garage*



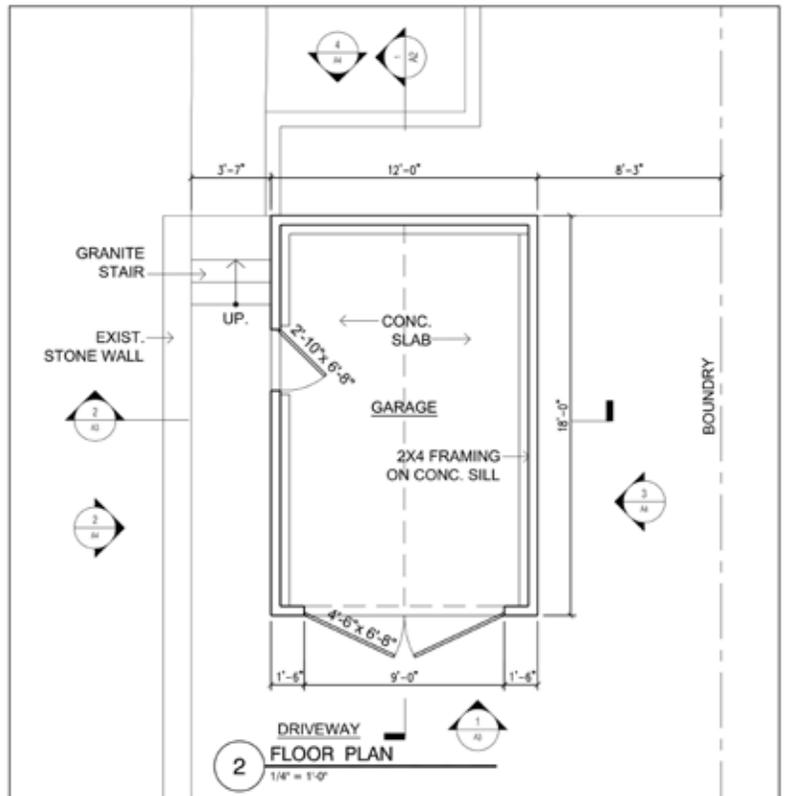
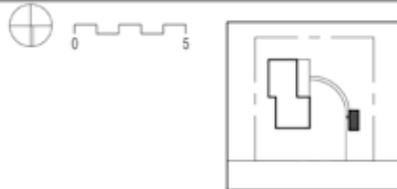
**1 SECTION**  
1/4" = 1'-0"



**2 SECTION**  
1/4" = 1'-0"



**1 FOUNDATION PLAN**  
1/4" = 1'-0"



**2 FLOOR PLAN**  
1/4" = 1'-0"

<b>GARAGE PROPOSAL</b>	138 High Street, Brookline, Mass.	<b>A1</b>
Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.		09-9-14