

Brookline Preservation Commission

Local Historic District Report

Local Historic District: Cottage Farm

Applicant: Matt d'Arbeloff and Claudia Lavin

Address: 29 Powell Street



Statement of Significance: Dr. John Howard Payne erected this house in 1909. By 1913 the owner was Warren Emerson, who added the brick garage. W. H. Andrews, the architect of the house, published photographs and plans of the design in *The American Architect* on October 12, 1912. In addition to floor plans, there were published details of the brick veneer wall construction. Another design by Andrews is the large block of apartments at the corner of Beacon and Winchester Streets.

Proposed Alterations: Application for a Certificate of Appropriateness to install brick seat wall with bluestone cap along front yard line; to install six-foot high, metal or wood, open picket fences from sides of house to side yard property lines and along section of side yards, with an automatic gate at driveway; and to install six-foot high solid board fence along side and rear yard; and to install wood screening in front of previously-approved condensing units.

Applicable Guidelines: “New fences and walls should not prevent or restrict views of buildings from a public way. The design of fences should be appropriate in scale and architectural style to the building, its site and the surrounding properties...New front fences and the front yard portion of side fences should be open in character so as not to create visual barriers...New fences and walls running along property lines with street frontage, as well as any section of a side yard lot line fence or wall that is forward of the main body of (i) the applicant’s house or outbuilding or (ii) adjacent houses or outbuildings, should not exceed 42 inches in height. Other new fences and walls should not exceed 72 inches in height. Fences running from the side of a building to a side yard fence should not be more than 42 inches high if a higher fence would obscure significant features on the side...”



American Architect, October 1912

Preliminary Findings: The proposed fence design is similar to that at 42 Amory Street, although it is proposed to be higher than the Guidelines allow for the front, six feet vs. the 42 inches although it is an open design that does not block views. The board fence proposed for the sides does not conform to the Guidelines since it comes beyond the end of the house.





Proposed Fence Style (as seen at 42 Amory Street)



