

# 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 remove existing brick garage and replace it with a new clapboard and shingle garage on the same footprint

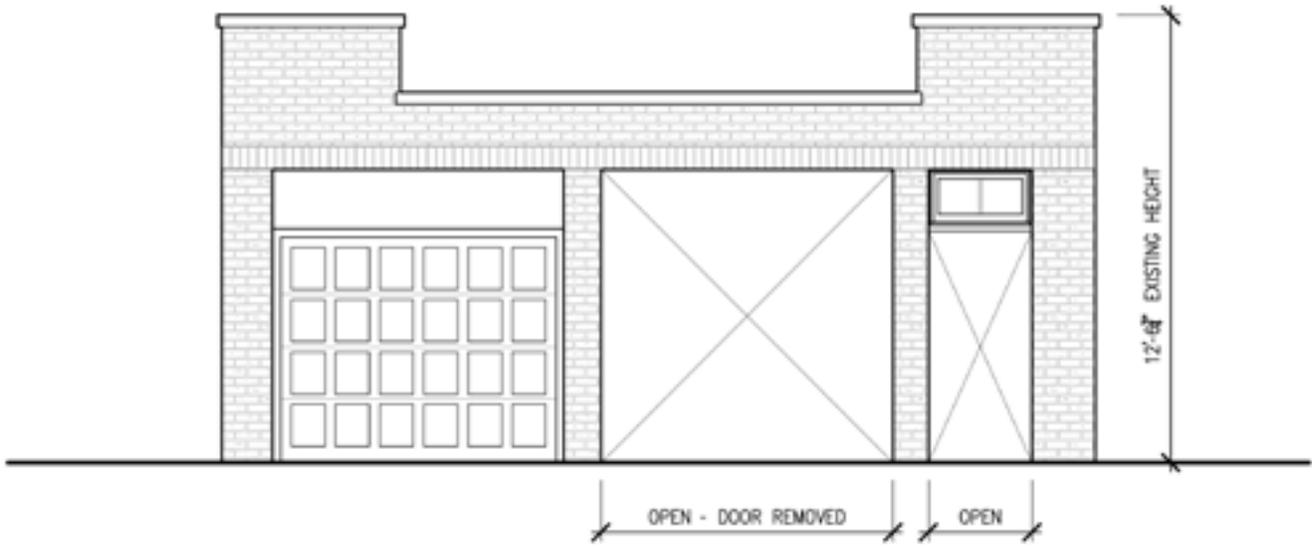
**Applicable Guidelines:** “Historic carriage barns and automobile garages should be preserved... Structures, including additions and outbuildings, should not be demolished.

**Preliminary Findings:** The Commission discussed the garage and possible replacement at a previous meeting. There are wooden outbuildings in the area, mostly barns from the 19th century. There is a possible issue of zoning implications if a new garage is built. The new garage would need to be 6 feet from the property line; if closer there is the code requirement of having noncombustible material on those facades. The applicant has modified the proposal to have three sides brick veneer with clapboards in the front.

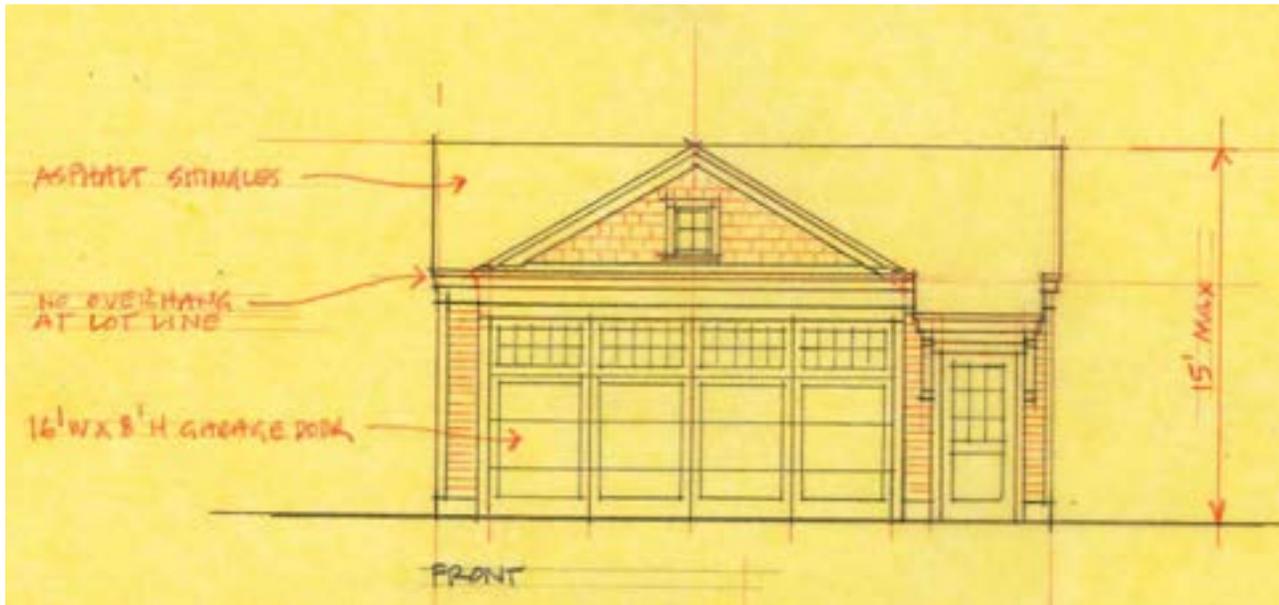


Garage from St. Paul Street



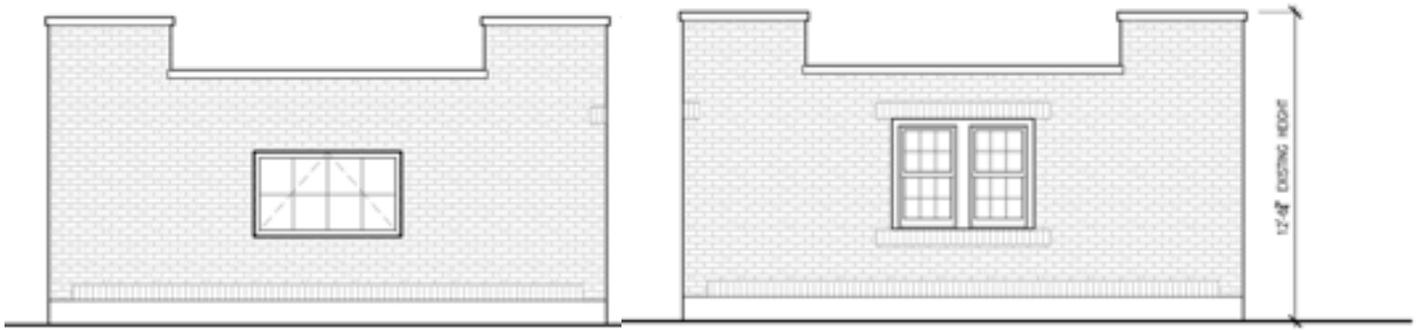


**3** EXISTING FRONT GARAGE ELEVATION  
SCALE: 1/4" = 1'-0"

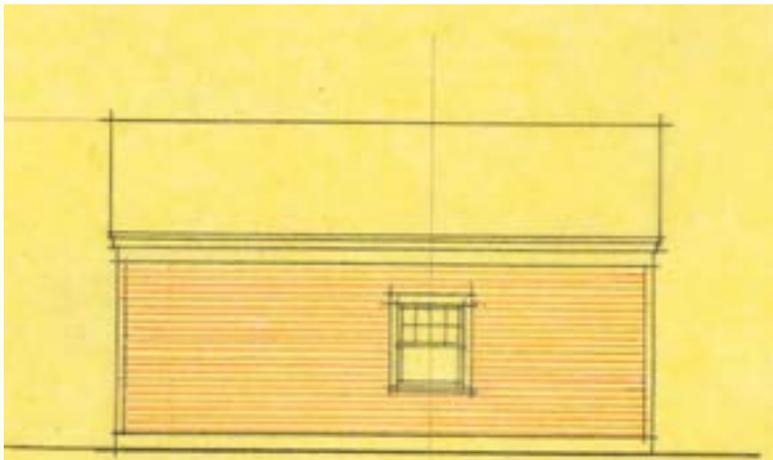
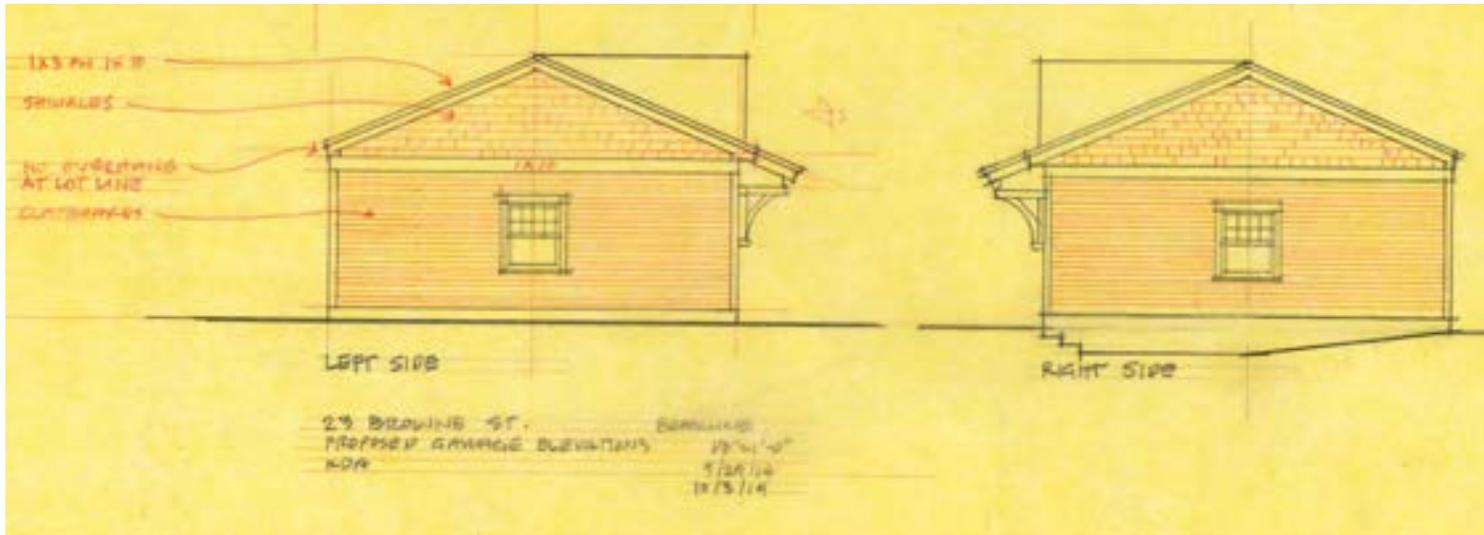


proposed new garage

existing side facades



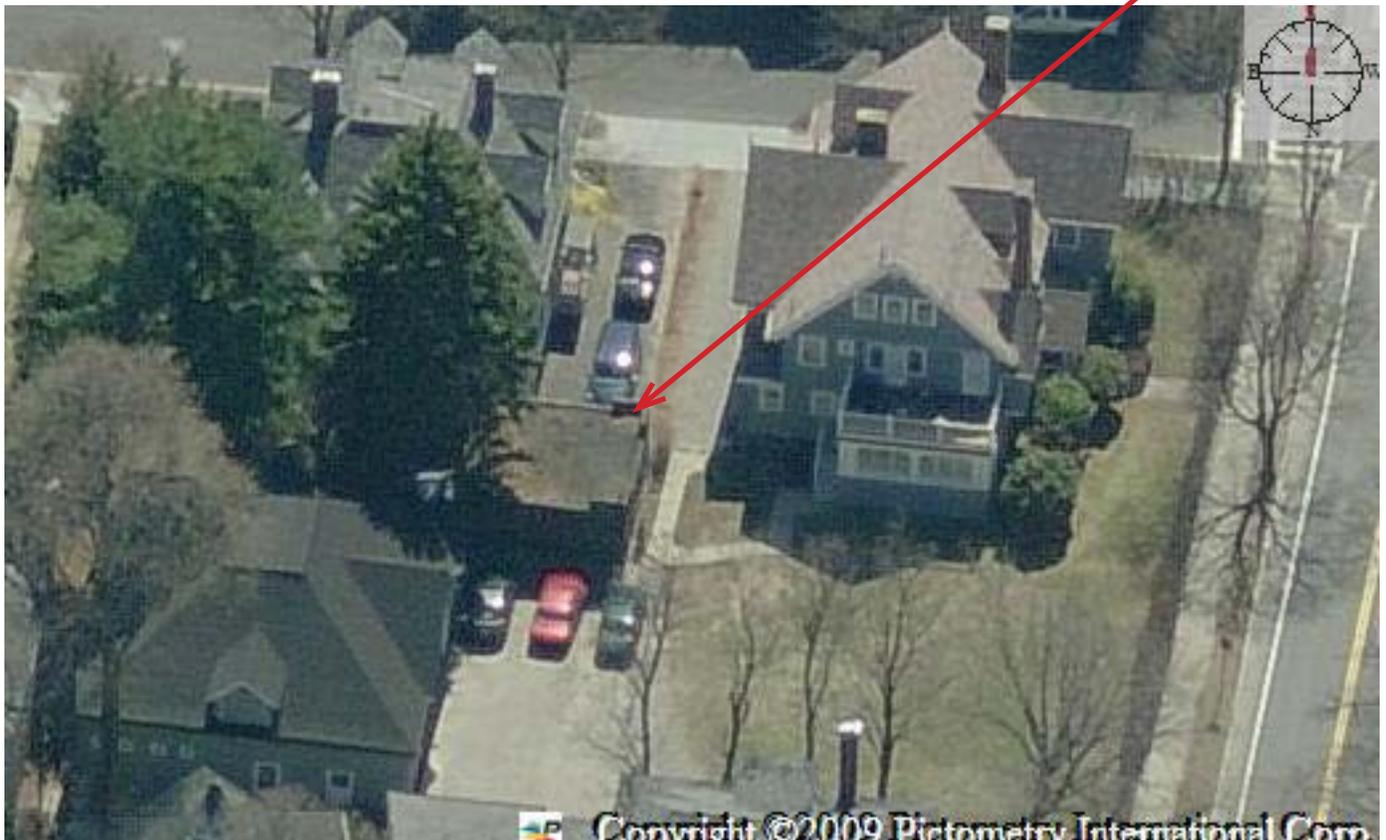
proposed side facades



proposed rear facade



garage



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