

Brookline Preservation Commission Local Historic District Report

Local Historic District: Cottage Farm

Applicant: Courtney and Michael Forrester

Address: 22 Worthington Road



House Built: 1913

Architect: Andrews, Jaques & Rantoul

Builder: Whitcomb, Kavanaugh Co.

Statement of Significance: This house is a somewhat grander interpretation of the Georgian Revival style than what was built by the neighbors. The architectural firm, Andrews, Jaques & Rantoul, was also a larger and more well-known firm whose founders, Robert Andrews and Herbert Jaques, trained under H.H. Richardson. The stone entrance surround, multiple dormers and brick and iron fence are features that distinguish this house for its immediate neighbors.

The house was built for Dudley Rogers Howe, a cotton broker with offices at 50 Congress Street. Dudley and Helen Howe previously lived in one of the old Lawrence properties at 138 Mountfort Street, at which time his occupation was listed as “clerk”.

Alterations to the house include the construction of a large greenhouse in 1941 which has since been removed, window alterations in 1987, and construction of a an iron fence to enclose the yard in 1990.

Proposed Alterations: The applicant proposes to install four condenser units in two window wells (two in each well) on the west, Cottage Farm, elevation. The 46” units will be placed 30” below grade and a 2’ 6” wood screening fence will be constructed to shield the units. The grading to the rear, south elevation of the house, where the greenhouse was removed, will be restored and the brick steps and knee walls will be removed and replaced with granite steps. The existing pipe guardrail to the rear basement stairwell will be removed and replaced with a painted steel rail to match the existing wrought iron fence and a new 4’ 2” high brick wall. Lastly proposed is to construct a 2’ 2” high brick retaining wall with granite coping and granite steps in the rear of the lot.

Applicable Guidelines: “While landscaping is generally not subject to design review by the Commission, the following are subject to review and approval by the Commission: (i) on-grade areas intended for parking more than four motor vehicles, (ii) changes to grade, (iii) outside HVAC equipment, condensers, and PVC venting pipes (all of these should be located in the rear, if possible) and have some kind of screening and (iv) yard structures, including, but not limited to, fences, swimming pools, play houses and pergolas.... Brick walls should use historically appropriate brick. Bricks and mortar joints should be compatible in color, aggregate and joint profile with the building.”

Preliminary Findings: Due to the corner lot, double street frontage all elevations are visible and therefore the proposed location for the condenser units is the most sensitive since the units will be lowered into the existing window wells and concealed with a screening fence. The rear retaining wall and re-grading is minimally visible.



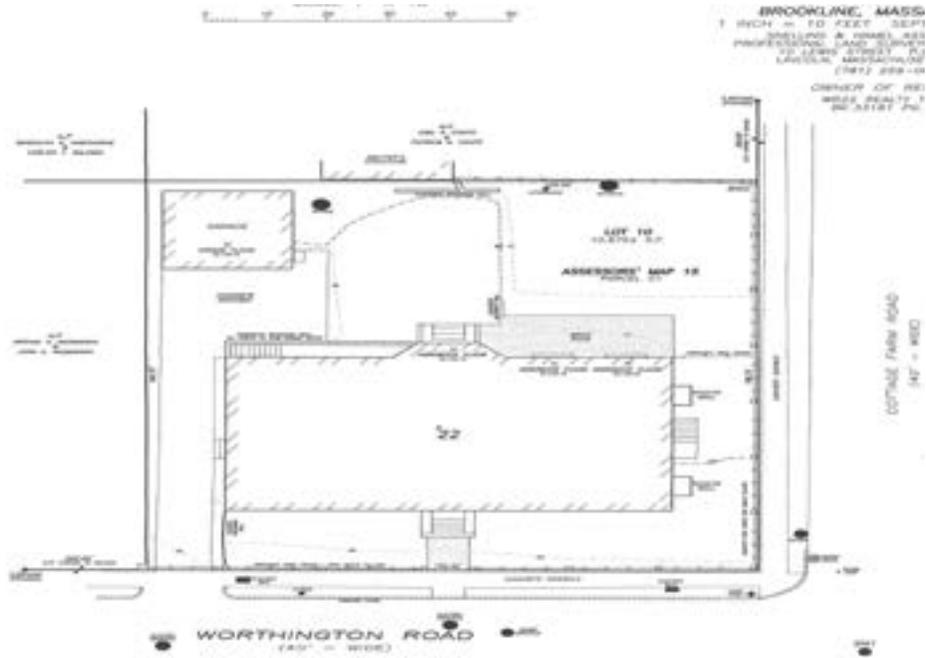
22 Worthington Street



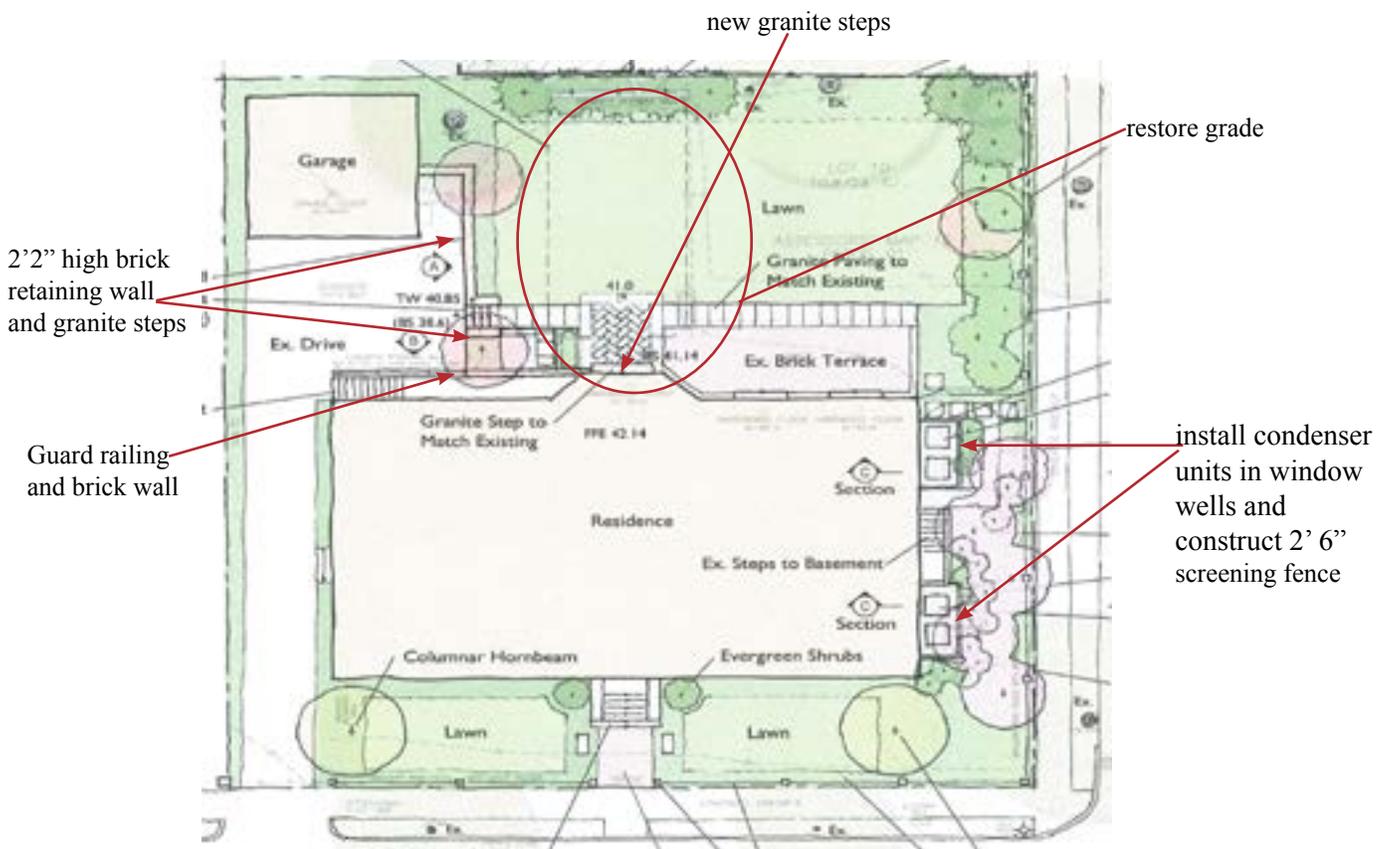
Southwest corner, Cottage Farm Road facing elevation



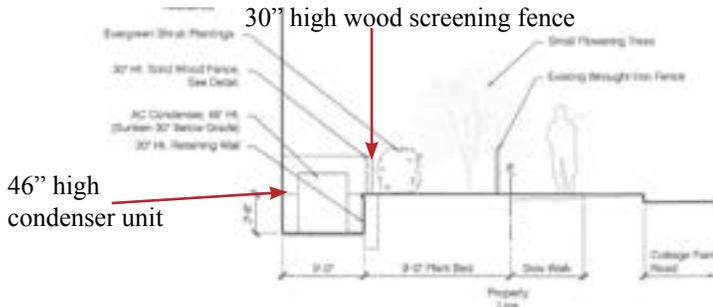
Northeast, Worthington Road facing elevation



Existing site plan



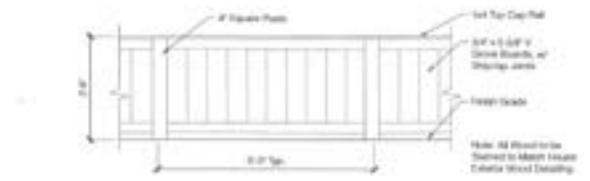
Proposed site plan



46" high condenser unit

30" high wood screening fence

C Section at Sunkin Air Conditioner Condensers, Looking South



screening fence detail

D Fence Detail - 42" Hg. Solid Wood Fence



Previous Image - Fence shown with similar detailing, but will be replaced by Match House Exterior Wood Detailing

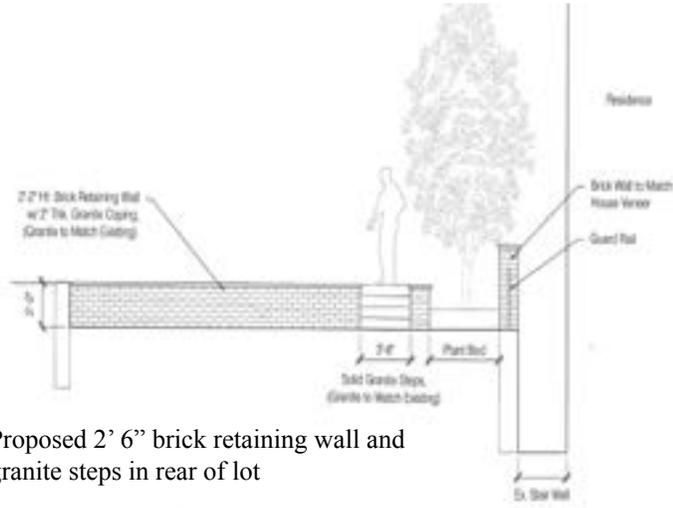
Example of proposed wood screening fence



FORRESTER RESIDE
22 Worthington Road
Brookline, MA

West elevation window wells



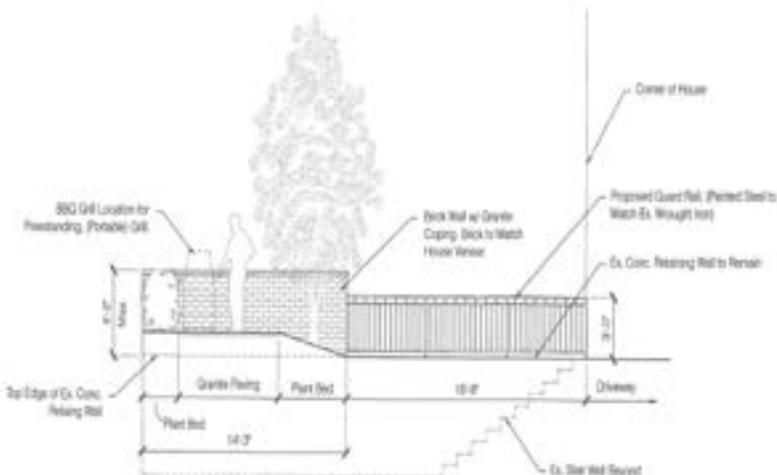


Proposed 2' 6" brick retaining wall and granite steps in rear of lot



brick steps and knee walls to be removed

A Proposed Retaining Wall Elevation @ Driveway - Looking West



Proposed 4' 6" brick wall and steel painted railing



pipe railing to be removed and replaced



Area where grade is to be restored

