



# TOWN OF BROOKLINE

Massachusetts

## PLANNING BOARD

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: November 14, 2013  
Subject: Remove and rebuild carriage barn as single family house and attached two car garage

**Location: 26 Weybridge Road (carriage house)**

Atlas Sheet: 41

Case #: 2013- 0087

Block: 207

Zoning: S-7

Lot: 02-03

Lot Area (s.f.): Lot 1 = 7,957 sf

Board of Appeals Hearing: December 12, 2013 at 7:15 pm

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## **BACKGROUND**

**Spring 2012 Town Meeting** - The property's designation as the Wild Sargent Local Historic District was approved by Town Meeting.

**May 15, 2013** – Planning Board approved an ANR plan dividing the property into Lot 1 (7,0957 s.f. - carriage house) and Lot 2 (16, 856 s.f. - main house).

**Preservation Commission Meetings** - Since January, 2013, the Preservation Commission has held several meetings on the proposal to renovate the buildings and the property and has given preliminary approval of the plans.

**Preservation Restriction** - The applicant is putting a Preservation Restriction on the property once it has final approval from the Board of Appeals and the Preservation Commission, in order to protect the historic character of the buildings and landscaping and prevent any further development of the property.

## **SITE AND NEIGHBORHOOD**

The 1822 house and carriage barn are the oldest remaining buildings on Aspinwall Hill and originally had frontage along Washington Street. Architect Clarence Thayer McFarland redesigned both the main house and carriage house in the early 1920s, adding a bay to the main house, altering the roof, porches and entries and making major stylistic changes. The carriage barn was changed to an automobile garage and was expanded by adding a cross-gabled second floor apartment. The buildings and the property although reduced in size over time have retained over nearly two centuries its feeling as a main house and barn in an estate setting with a long

driveway and mature trees and shrubs. The site is bounded by Weybridge and Somerset Roads and the neighborhood is predominantly residential.

### **APPLICANT'S PROPOSAL**

The applicant, Merrill Diamond, on behalf of the owner, proposes to remove and rebuild the garage/carriage barn as a two and a half story single family house with an attached two car garage. Plans for the new single-family include improving the setback from Somerset Road by relocating it a few feet back from its original position and adding an attached garage and finished basement. The applicant originally intended to preserve as much of the original structure as possible; however, on further analysis, it became clear that the carriage house was too fragile to be moved. Instead, the applicant proposes constructing a new building using the same architectural language as the original and using as much as possible any salvageable materials from the old building, such as corner boards, chimney bricks, and cornice and window elements. The size of the footprint of the original structure and the proposed building is similar, except for the addition on the east elevation of a laundry room and an attached garage on the south elevation. The Preservation Commission has reviewed and preliminarily approved the proposed building elevations and landscape plan, which includes a fence, retaining walls, and re-grading. There is a companion case for the main house on Lot 2 for a garage under the house and a driveway.

### **FINDINGS**

**Section 5.20 – Floor Area Ratio**

**Section 5.43 – Exceptions to Yard and Setback Regulations**

**Section 5.50 – Front Yard Requirements (Somerset and Weybridge)**

**Section 5.70 – Rear Yard Setback**

**Section 6.04.5.c.1 – Design of All Off-Street Parking Facilities**

<b>Dimensional Requirements</b>	<b>Allowed</b>	<b>Proposed</b>	<b>Relief</b>
<b>FAR</b>	0.35 GFA 2785 sf	0.47 GFA = 3712 sf $3712 / 7957 = 0.47$	Variance 927 sf
<b>Front Yard Setback**</b> For carriage house and attached garage from Somerset Rd.	20 ft	16.9 ft	Sp. Permit*/Variance
<b>Rear Yard Setback**</b>	30 ft	3.2 ft	Sp. Permit*/Variance

\* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided. In this case, the new landscaping and the reuse of some of the architectural elements of the carriage house would serve as counterbalancing amenities.

\*\* According to Definition for **Lot Line, Rear (9b)**, “if both of the interior lot lines are side lot lines of adjoining lots, or if both are rear lot lines of adjoining lots, the owner of the corner lot shall have the privilege of calling either interior lot line the rear lot line for the purpose of determining the location of the required rear yard of the corner lot.” In this case, the front yards are along Somerset and Weybridge Roads, and the lot line parallel to the south elevation was designated the rear lot line.

**PLANNING BOARD COMMENTS**

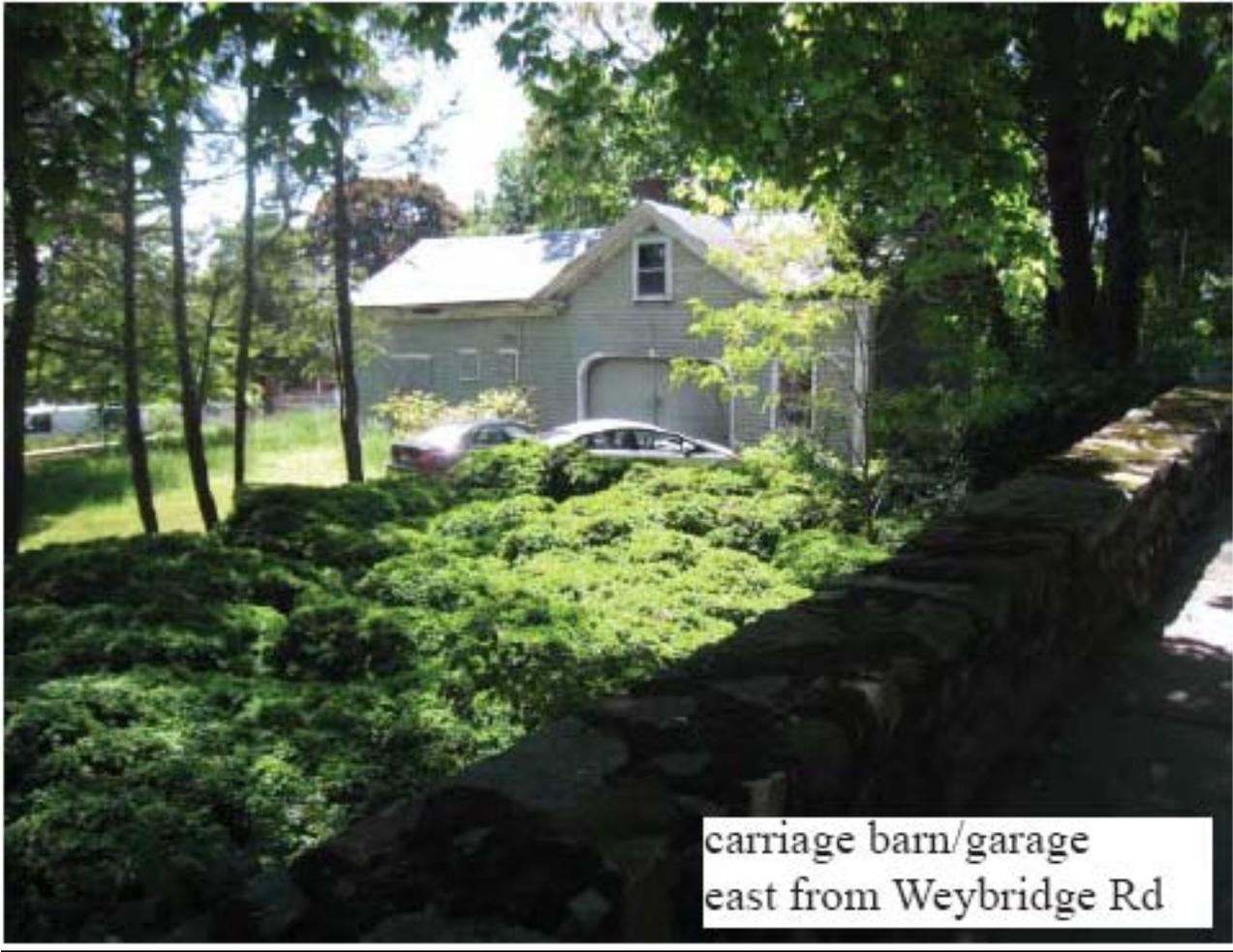
The Planning Board supports this proposal to rebuild the carriage house for single family use and add an attached garage to it. The applicant worked closely with the current owner of the property, the neighbors, the Planning Department and the Preservation Commission to develop plans that preserve the history of this significant building and its setting. By reusing, where possible, materials from the original carriage barn and maintaining the scale and architectural style of the original structure, the applicant is improving the condition of the property and making it viable for reuse as a single family dwelling, all while retaining much of its architectural and historical significance.

**Therefore, the Planning Board recommends approval of the plans by architect Stephen Tise, dated Nov 1, 2013, and site plan by James Toomey, Professional Land Surveyor, dated July 30, 2013, subject to the following conditions.**

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans and elevations subject to the review and approval of the Preservation Commission and the Assistant Director of Regulatory Planning.
2. Subsequent to demolition and prior to the issuance of a building permit, the applicant shall submit a list with photographic documentation of the salvageable architectural features of the carriage house for reuse in the new dwelling subject to the review and approval of the Preservation Commission.
3. Prior to the issuance of a building permit, the applicant shall submit final landscaping and fencing plans subject to the review and approval of the Preservation Commission and the Assistant Director of Regulatory Planning.
4. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and building elevations; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

*pss*







carriage barn/garage  
east from main house



West elevation