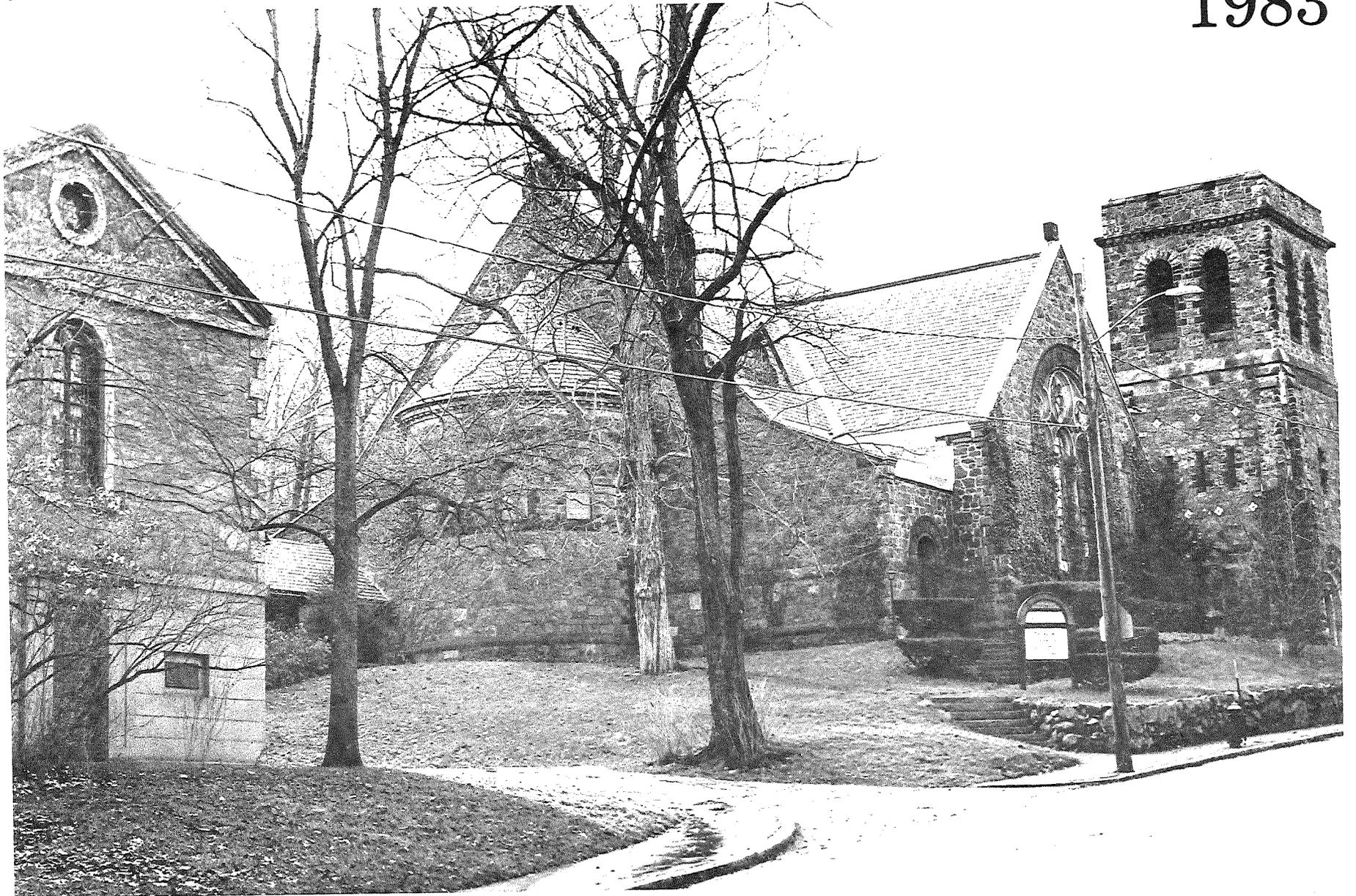


PRESERVATION PLAN FOR BROOKLINE

1983



PRESERVATION PLAN FOR BROOKLINE 1983

BROOKLINE HISTORICAL COMMISSION

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Brookline, Massachusetts
September, 1983

"It is no questions of expediency or feeling whether we shall preserve the building of past time or not. They are not ours - they belong partly to those who built them and partly to all the generations who are to follow us."

John Ruskin

"We urgently need to improve the quality of our lives and of our surroundings. Therefore, let us save what we have around us that is good... for practical use as places to live in and to work in."

Walter Muir Whitehill

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Newton Historical Commission

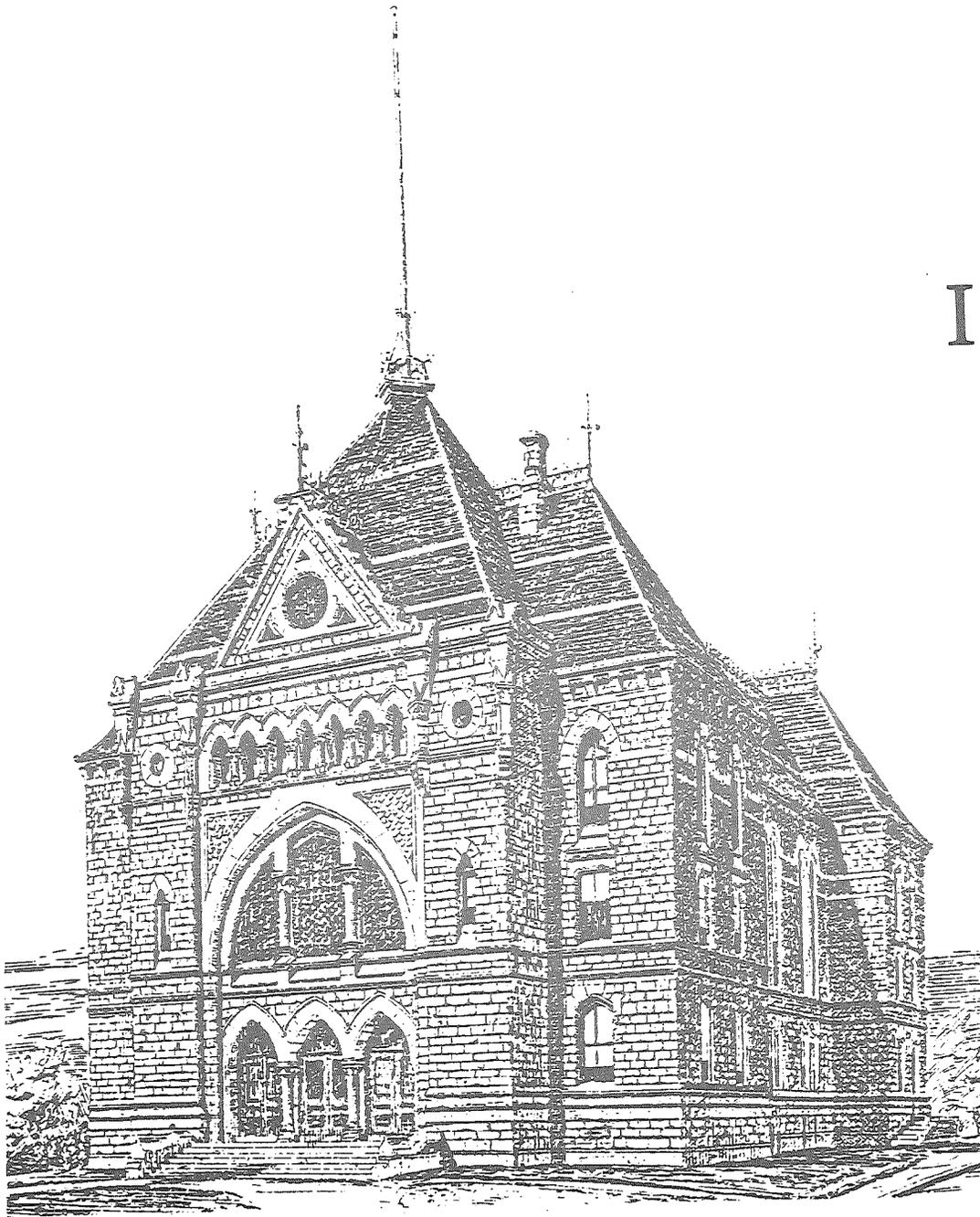
North Adams Historical Commission

Salem Historical Commission

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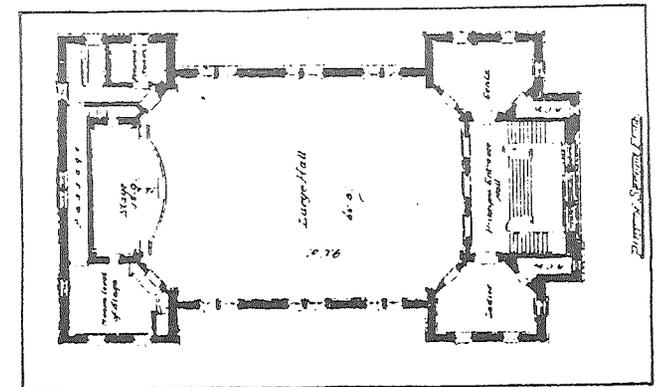
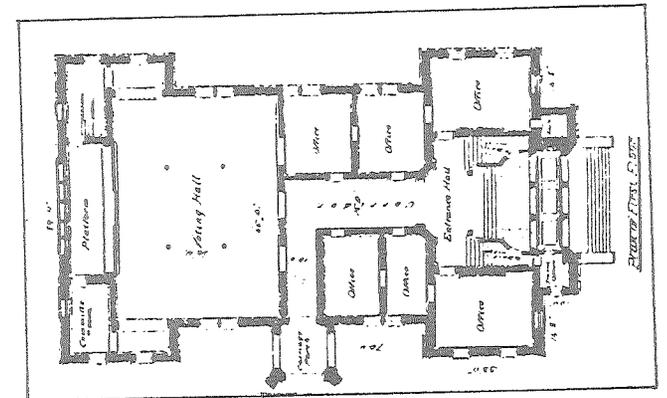
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INTRODUCTION



—TOWN HALL, BROOKLINE, MASS.—
—MR. S. J. F. THAYER, ARCHT.—

AMERICAN ARCHITECT AND BUILDING NEWS FEB. 6. 1879.



INTRODUCTION

A. PREFACE

As its architectural survey of the Town neared completion, members of the Historical Commission began to question the Commission's future role. Individually, Commission members were deeply committed to the preservation of specific buildings undergoing renovation and to improvement of the visual environment of the town's commercial centers. The Commission found, however, that the principal activity at its monthly meetings involved reacting to various proposals for changes to historic structures as proposed by store owners, condominium developers, commercial interests, and homeowners. During these discussions, Commission members repeatedly expressed the need to develop some system whereby we could anticipate and shape, rather than merely react to, the myriad preservation issues which arise in the town. We wanted to make known to the community exactly what the Commission felt about the preservation of specific Brookline buildings and neighborhoods.

The Commission's survey includes information on most buildings and sites of architectural and historical significance. On the basis of that survey, the districts and structures of greatest architectural or historical significance have been identified for nomination to the National Register of Historic Places, a designation which offers only limited protection to properties. In addition, two areas of high-style nineteenth-century homes have already been approved by Town Meeting for the stronger protection of local historic district designation. In this Preservation Plan, additional local historic districts are suggested. These two designations, however, do not offer protection to the many areas of town marked by vernacular architecture, that is, the handsome neighborhoods of carpenter-built homes.

The concept of a Preservation Plan was proposed as a method for organizing the survey work, supplementing the information on the neighborhoods, identifying the indi-

vidual buildings and neighborhoods which the Commission felt were historically and/or visually important, and proposing preservation mechanisms more responsive to the needs of the town than those already in existence. Lengthy discussion by the Commission and its consultants led to the identification of two additional preservation mechanisms that could help to achieve its goals: the concept of local landmark designations and the concept of Neighborhood Preservation Areas.

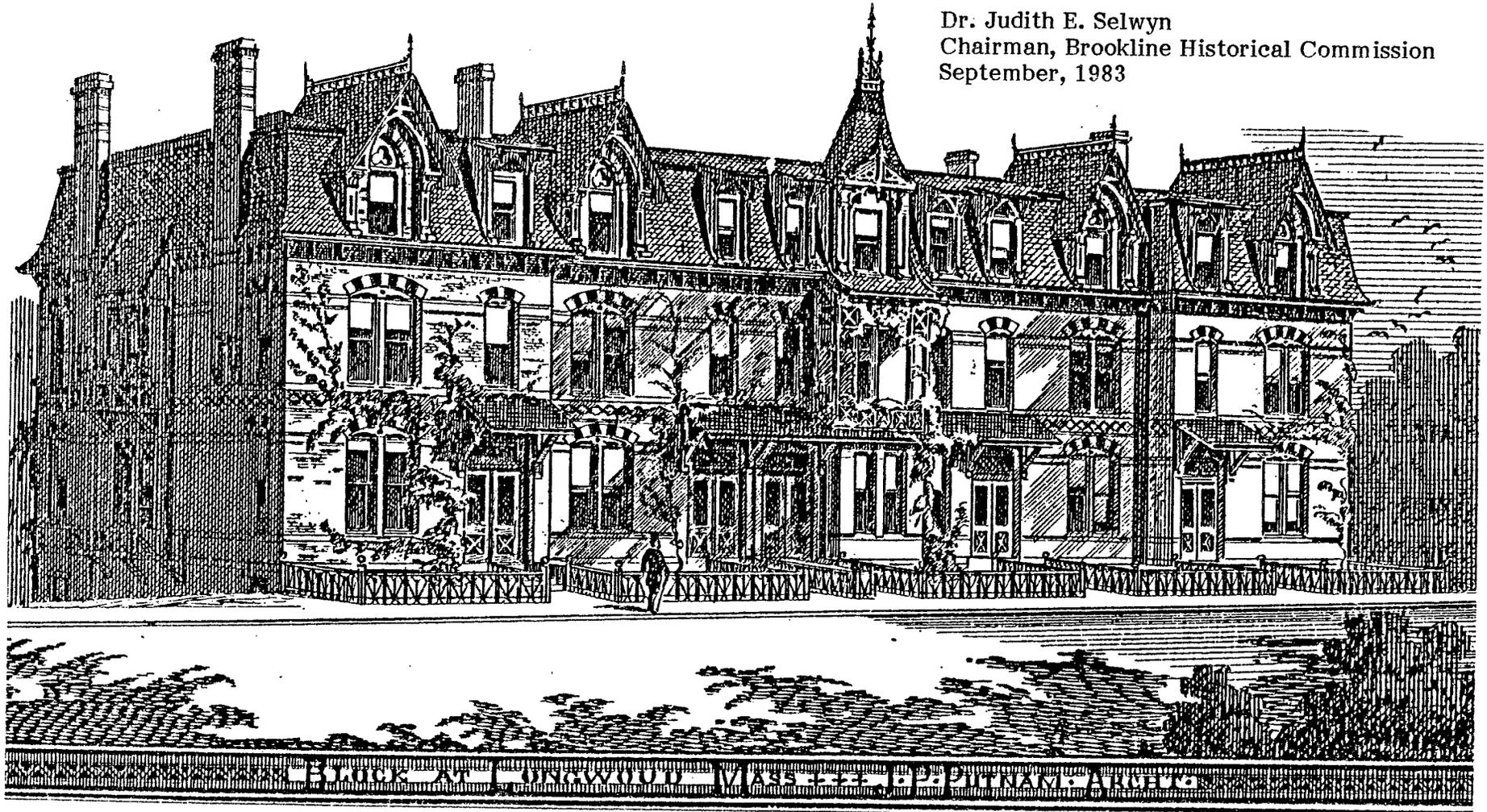
Local landmark designation is widely used by communities which wish to protect sites and structures regarded as unique and integral to the visual and cultural make-up of the community, but which would not necessarily qualify for National Register or local historic district designation. The Commission proposes a preliminary list of local landmarks in this Plan. Some of these are already listed on the National Register or are part of local historic districts; many are more modest but nonetheless possess architectural features which impart unique character to the town.

The concept of the Neighborhood Preservation Area is probably the most novel idea developed during the formulation of this Preservation Plan. We have coined a new term to signify the Commission's recognition of distinctive areas of vernacular housing which merit preservation. A brief summary of the history and an architectural description of each of the areas is provided. We have also laid out a program whereby the Commission hopes to work actively with area residents so that maintenance, rehabilitation and restoration are accomplished in ways that enhance the character of the homes. With the survey and Preservation Plan complete, the Commission and its staff hope to provide increased technical assistance to homeowners through Neighborhood Preservation Groups which will be vital links between the Commission and the community on development issues for each area.

Reviewing the town by planning areas, this Plan summarizes the existing preservation designations (National Register, local historic district, etc.) while introducing the two new preservation tools. Further, this report proposes increased emphasis on historic preservation within the existing zoning and design review mechanisms. With these important additions, we have come a good deal closer to developing a comprehensive listing of, and program for the preservation of properties of significance to the town and its residents.

The task of developing a Preservation Plan for Brookline has been a difficult one. Few communities have attempted such a plan, and none were in a format we felt appropriate for the complex urban/suburban mix of our town. Nonetheless, we feel that we have been successful in setting forth in writing the Historical Commission's perspective on the community's historical and architectural heritage and the manner in which that heritage must affect the continuing development of the town. We invite you to read about your town and we encourage your comments.

Dr. Judith E. Selwyn
Chairman, Brookline Historical Commission
September, 1983



AMERICAN ARCHITECT AND BUILDING NEWS. OCT, 23. 1876.

B. HISTORICAL OVERVIEW

Brookline was originally a part of Boston called Muddy River after the tidal creek, now part of the Riverway, which edged the area's southern boundary. Between 1635 and 1741, close to 100 land grants were issued to Boston residents as allotment pasturelands. (See Map 1.) As allotment holders found it convenient to live close to their crops and livestock, a settlement grew up around the "Muddy River Hamlet." By the end of the seventeenth century, its inhabitants had built a school house, laid out three major roads, obtained exemption from paying taxes to Boston, and were petitioning the Massachusetts General Court for independence.

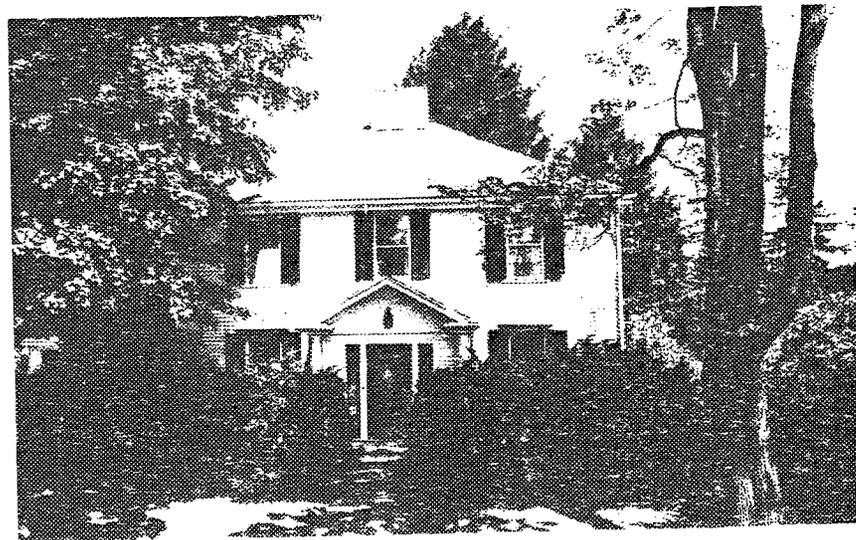
Their petition was granted (after three appeals) on November 13, 1705, and the town became a separate entity, changing its name to Brookline, derived from Samuel Sewall's "Brooklin" lands, which lay between the Charles and Muddy Rivers. Although the successful petitioners had been directed "to build a Meeting-House and obtain an able orthodox Minister" within three years, it was in fact a decade before the meeting house was erected on the Town Green near the present Walnut and Warren Street intersection.

The residents of Brookline in the eighteenth century were almost all farmers, many cultivating land inherited from their fathers or acquired through marriage. Some of their names - Heath, Winchester, Clark, Aspinwall and Devotion - remain with us today as street and neighborhood identifications. Zabdiel Boylston of Brookline, a physician, earned initial notoriety and enduring fame by introducing inoculation against smallpox into the American colonies in 1721.

In April of 1775, three companies of Brookline militia mustered on the Town Green and marched to Lexington. The following spring, spurred on by John Goddard, a Brookline farmer and a fiery patriot who was to become Wagon-Master General for the Continental Army, the Brookline Town Meeting resolved that if "the Honorable Congress should for the safety of the American Colonies,

declare them independent of the Kingdom of Great Briton, then we . . . will solemnly engage with our Lives and Fortunes to support them."

The town prospered in the new republic, not only as its flourishing farms and market gardens supplied Boston with fruits and vegetables, but also as wealthy Boston merchants began building country estates in the area. Such

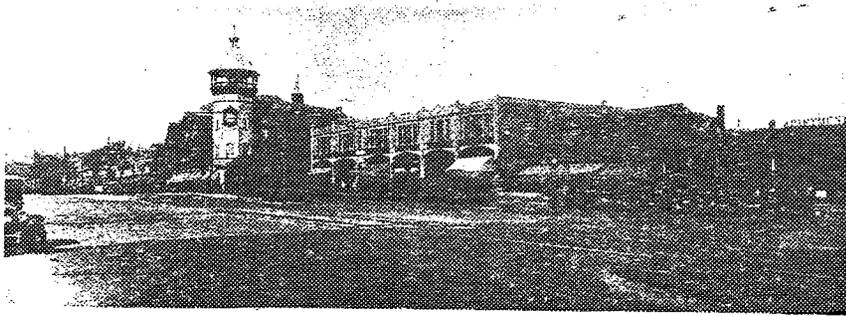


John Goddard House on Goddard Avenue

men as Senator George Cabot and Samuel and Thomas Handasyd Perkins were among the first, followed later in the nineteenth century by Theodore Lyman, John Lowell Gardner, Ignatius Sargent, David Sears, Henry Lee, Amos Lawrence and Augustus Lowell. Two of them, David Sears and Amos Lawrence, were so taken with their Brookline estates that they gradually expanded them and laid them out as small communities where their friends, relations, and later buyers might join them in delightful country living at Longwood or Cottage Farm.

Two 19th century revolutions, more peaceful than that of 1776, were to alter but not transform Brookline's basic character. The first of these was the full separation of town government from that of the First Parish Church

which had dominated it for nearly two centuries: town records were officially separated from those of the First Parish in 1833. The second revolution followed the development of new transportation systems which made Brookline increasingly accessible from Boston. The



Coolidge Corner in the early 20th century

opening of the Worcester Turnpike (Route 9) in 1807, the coming of the Boston and Worcester Railroad to Brookline Village in 1848, and the extension of Beacon Street through the town in 1851, enabled Brookline to become, as it is today, a commuter suburb. Pleasant year-round dwellings clustered around Brookline Village and later, with the construction of America's first electric street railway along Beacon Street in 1889, such homes were also built in North Brookline.

The town's few manufacturing industries arrived late in the nineteenth century and disappeared early in the twentieth. At the same time, some of Brookline's older estates and remaining farms were sold and subdivided into such sections as Pill Hill, Aspinwall Hill, Fisher and Corey Hills, and Chestnut Hill. Apartment buildings, known as residential hotels, were first built in Brookline Village in the 1870s, and lined Beacon Street by the time of the First World War, as a suburban adaptation of the elegant row-houses of Back Bay Boston. There was nothing in this new housing type to suggest a diminution of Brookline's reputation as "wealthy town"; half the families listed in the Boston Social Register of 1915 lived in such accommodations. The development of South Brookline as a residential suburb in the period between the two world wars marked

the town's final transition from a country village to a community dependent on its neighboring city.

Brookline has also been endowed with an able and affluent citizenry; the more eminent have been known throughout the Boston area and sometimes far beyond. Amy Lowell and John and Robert Kennedy were born in Brookline; their birthplaces may be seen today as may the homes of architect H.H. Richardson and Frederick Law Olmsted, considered by many to be the founder of landscape architecture in America. Physicians Walter Channing, George Minot, William Murphy and Nobel laureate John Enders, horticulturist Charles Sprague Sargent, and musicians Serge Koussevitsky, Arthur Fiedler, and Roland Hayes have been other notable townspeople. They, as well as many less known but devoted citizens, have left us a community well worth preserving for future generations.

C. BRIEF HISTORY OF PRESERVATION PLANNING IN BROOKLINE

The Brookline Historical Society was formed in 1901 as a private organization, and from its beginnings concentrated its efforts on historical research. As a result, books such as History of Brookline by John Curtis, Some Old Brookline Houses by Nina Fletcher Little, and numerous papers and reports on various aspects of the town's past were prepared by the Society's members.

In 1965, a report prepared under the Brookline Community Renewal Program (CRP) entitled Visual Analysis by Kevin Lynch, focused on the visual form of Brookline and included the suggestion of establishing a historic district in the Cottage Street/Warren Street area. (Lynch pp. 24-5). In 1969 a CRP study by Charles Blanchard, Historic Study, was published and consisted of a listing of historic houses, churches, sites, tablets, public buildings, and streets in the town. It also recommended that the Cottage/Warren Street area be established as a historic district and suggested the same status for the Monmouth Court section of Longwood. Finally, it urged the Historical Society to

direct attention and efforts to erecting plaques on old houses and places of interest in Brookline.

Also during the 1960's a comprehensive neighborhood improvement program was initiated in the Coolidge Corner area. Funded with Federal monies, this program encouraged rehabilitation of structures rather than their demolition and redevelopment. Planning Board design review was expanded by the 1971 Environmental Impact and Design Review regulations which included a "Heritage" standard, directed at restoring the architectural heritage of earlier years.

A few years later (1975), the Brookline Planning Department published Fixing Up Older Houses, a facade renovation manual for homeowners which highlighted historic architectural styles and the preservation of important design elements.

The Brookline Historical Commission was established by Town Meeting in 1974 under the provisions of Massachusetts General Laws¹ and was charged to work towards "the preservation, promotion, and development of the historical assets" of the town. Such work was to be carried out in a number of ways, including historical research, publications, and recommendations for historic landmarks. The first task of the Historical Commission was a comprehensive inventory of the town's historical and architectural assets. Started by volunteers from various neighborhood associations and from the Boston Junior League, guided by members of the Commission, and continued and completed by consultants trained in architectural history, the survey includes information and photographs of some 3,000 houses, commercial structures, institutions, churches, synagogues, parks, archaeological sites, and apartment buildings in the town. Using the survey, the Commission has been able to recommend five districts and several individual properties to the National Register of Historic Places, the Federal listing of districts, sites, buildings, and structures significant in American history, culture, and architecture. By the fall of 1983 the Commission intends to recommend seven more districts

and 73 individual listings to the National Register. (See appendix for complete list of areas and properties)

National Register listing has enabled property owners to apply for matching Federal preservation grants. Both the



The Arts Center on Monmouth Street - restored with a matching Federal grant

former St. Mark's Church (99 Park Street) and the Brookline Arts Center (86 Monmouth Street), with the assistance of the Historical Commission, received grants for their restoration/adaptive re-use projects. (Additional grant information can be found in the Appendix.)

National Register status also qualifies owners of commercial properties for a 25% Investment Tax Credit (ITC) if substantial and certified restoration efforts are undertaken and completed on a certified historic property. An increasing number of Brookline property owners are participating in this process, enriching the town with the visual rewards of their careful restorations. (A more detailed description of Federal Investment Tax credits is included in the Appendix)

¹G.L. Ch. 40, Sec. 8D

HOW PRESERVATION WORKS IN BROOKLINE



“SALVENDALE”
— BEACON STREET, BROOKLINE —
Lewis & Paine, Architects

AMERICAN ARCHITECT AND BUILDING NEWS, APR. 3, 1893.

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HOW PRESERVATION WORKS IN BROOKLINE

A. DEPARTMENTS AND COMMISSIONS

Many town agencies and departments directly and indirectly affect preservation in Brookline through review and permit procedures, funding priorities, and maintenance of town-owned properties. This section describes those programs and processes and is followed by a discussion of preliminary administrative and legislative recommendations.

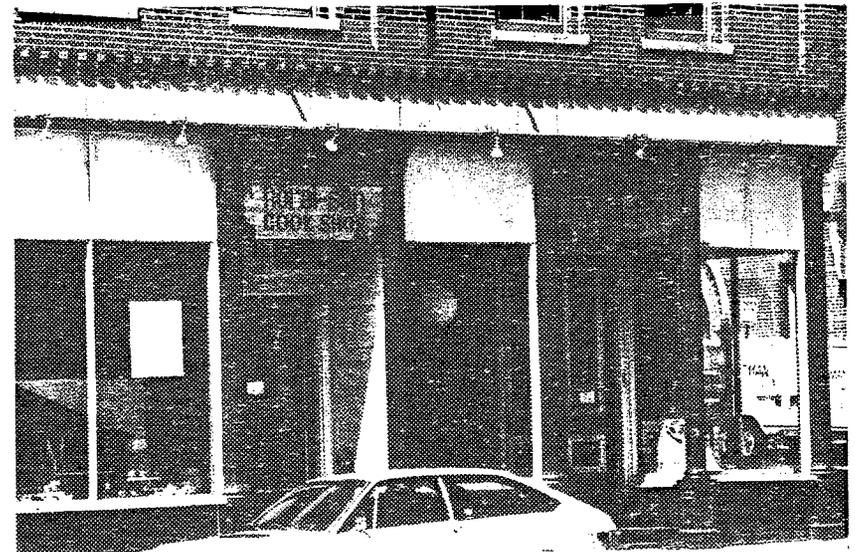
1. Historical Commission

The seven member Historical Commission is one of 300 such Commissions in the state and is appointed by the Board of Selectmen to administer programs which deal with the preservation and protection of the town's historical and architectural surroundings as well as its archaeological sites. The Historical Commission's work on the survey and National Register program have been previously described. As the survey has neared completion, the information gleaned has allowed the Commission to play an active role in advocating the protection, restoration, rehabilitation, or reuse of endangered properties throughout the town. In this role it has worked with neighborhood groups and has provided technical assistance to the Planning Department. The Commission has served as preservation advocate on Planning Board review matters and at Board of Appeals hearings.

2. Historic District Commission

The seven member and four alternate member Historic District Commission, created by the town's Historic District by-law of 1979, is also appointed by the Board of Selectmen. One of over eighty Historic District Commissions in Massachusetts, it is empowered to review exterior alterations and new construction visible from a public way or park within the designated local historic districts. A "Certificate of Appropriateness" or in special circum-

stances, a "Certificate of Hardship" must be obtained from the Historic District Commission before a building permit may be issued for construction. At present, two local historic districts, Cottage Farm and Pill Hill, have been designated. The full text of the Historic District by-law in the Appendix should be referred to for further information on Historic District Commission's procedures and jurisdiction.



*An example in Brookline Village
of the results of Design Review*

3. Planning Board and Planning Department

Among the responsibilities of the Planning Board and Department are the Environmental Impact and Design Review procedures, authorized by Sec. 5.09 of the zoning by-law, in which the staff and Board members review and comment on specific types of new construction and outdoor uses and exterior alterations, additions, and changes. A

similar process occurs with commercial facade alterations and sign design. In the first instance, twelve standards, including "Heritage" and "Special Standards for Beacon Street" are used in the evaluation procedures, while specific requirements are applied to proposed commercial facade alterations and sign designs.

In addition, the Planning Board offers recommendations for the allocation of funds for the improvement of town-owned properties. This responsibility is relevant to preservation planning since among those properties are the historically significant Edward Devotion House, Putterham School, Larz Anderson Carriage House, and original town stables.

The Historical Commission and Planning Board and Department cooperate through an informal process which has evolved over the last several years. Proposals submitted to the Planning Board which involve historical or architecturally significant properties are reviewed by the Commission staff and, when appropriate, written comments are submitted to the Board. The Planning Department staff informs the Commission of site visits, meetings with architects and developers, and Board meetings if properties of joint concern are involved. These arrangements work in an effective and mutually beneficial way.

4. Building Department

The Building Department is responsible for the enforcement of the town's zoning by-law and state building code; issues permits for new construction and some building alterations; and issues demolition permits. It is also responsible for the maintenance of town-owned buildings, a number of which are included in National Register districts or have been recommended for National Register designation.

Because of its jurisdiction, the Department works closely with the local Historic District Commission, confirming the Commission's review and approval of specific instances

¹ Ch. 144, Acts of 1975

²Sec. 436, 780 CMR State Building Code Commission

of new construction or alterations to existing buildings within a local historic district, before issuing a permit for the work to proceed. In the case of a conflict between the regulations of the state building code and those of the local historic district by-law, the provisions of the latter may prevail.¹

When plans for the restoration, repair, or alterations to a National Register property or property certified as historic by the Massachusetts Historical Commission are submitted to the Building Department for approval, certain requirements of the state building code may be waived providing that mandatory safety requirements are met.²

5. Town Rehabilitation Office

Under the supervision of the Building Department and funded with Federal Community Development money, the Town Rehabilitation Office offers housing inspections, energy conservation audits, and technical and financial assistance to Brookline residents within certain income categories. Grants and rebates are available through this program for specific types of exterior and interior work.



Exterior repairs funded through the Town Rehabilitation Office

In some instances, the exteriors of structures have been restored and preserved with these funds. In one case the money was used to paint the exterior of a house in historically appropriate colors; to repair (rather than replace) some windows; and to restore original porch columns.

The Historical Commission works with the staff of the Rehabilitation Office on an informal basis, reviewing proposed work and encouraging the retention of original architectural features and building materials.

6. Conservation Commission

The Conservation Commission's mandated functions focus on the protection and enhancement of natural resources and the preservation and proper utilization of open space in Brookline.

Six conservation restrictions, negotiated by the Commission, have been accepted by the town. Among them is one covering Sargent Pond, recommended by the Historical Commission for National Register designation and part of the historic Sargent Estate. Other restrictions pertain to properties on Walnut Place, part of the Pill Hill National Register District and the Pill Hill local historic district.

The Historical and Conservation Commissions are mutually supportive of efforts to restore and preserve the historic landscape, both man-made and natural, whether it be Olmsted Park, the heavily wooded Sawmill site on Newton Street, or the setting of the Sears-Talbot House in Cottage Farm.

B. ADMINISTRATIVE RECOMMENDATIONS

1. Office of Neighborhood and Historic Preservation

A single preservation commission should be formed combining the functions of the Historical Commission and Historic District Commission. This would eliminate confusion with respect to their functions and areas of authority, would centralize information, and help utilize more effectively the preservation funding, staff, and volunteer re-

sources available. This Commission could then upgrade and expand the community education and technical assistance programs begun by the Historical Commission.

Specific activities to be considered include additional publications, a greater number and wider choice of guided tours of Brookline neighborhoods, slide presentations, and the integration of local history and architecture into elementary and high school curricula. Technical assistance for property owners in the areas of Federal tax incentives for restoration projects, energy conservation of older buildings, masonry cleaning and repair, and availability of preservation grants should also be addressed.

Such reorganization would be reviewed by the Committee on Town Organization and Structure, the Advisory Committee, and Board of Selectmen and would ultimately require the approval of Town Meeting.

2. "Local Certified Government" Designation

A newly created program¹ allows cities and towns to seek the designation of a "Local Certified Government" from the State Historical Commission. Should Brookline achieve this status, the preservation commission would, at the very least, be allowed to assume responsibility for review and approval of nominations to the National Register, a role currently filled by the Massachusetts Historical Commission. Of prime importance, this designation would enable the town to apply for matching funds for the administration of the local preservation program.

3. Neighborhood Preservation Areas

Many Brookline neighborhoods are identified later in this report as Neighborhood Preservation Areas (NPA). In an NPA we find vernacular houses similar in scale and materials and cohesive in design. It is suggested that for each NPA, an informal, non-binding advisory network be developed to serve as a resource on matters concerning the maintenance, restoration, and improvement of housing stock. This new concept is designed to bring together interested neighbors and the staff of the Historical (or
1980 Amendments to the National Historic Preservation Act.

Preservation) Commission to discuss such issues as siding, paint colors, energy conservation, additions, and fences, as



Kenwood Street - recommended for Neighborhood Preservation Area status

well as funding sources and programs. The input of architects, contractors, realtors, historians, landscape architects, and preservationists living in each area would be encouraged. Existing neighborhood associations would provide an appropriate forum through which to present these ideas.

4. Preservation Fund in Town Rehabilitation Program

This report urges that the Town Rehabilitation Program's emphasis on the retention and restoration of original building materials and architectural features be increased. One way to encourage such preservation practices would be to allocate 10% of the Rehabilitation Program's Community Development money to a Preservation Fund. Individual grants of up to \$1,500.00 could be made available (over and above the other grant and rebate money) to homeowners who were willing to undertake specific preservation projects. These could encompass repairing or restoring windows, doors, and porches (rather

than replacing them); painting or staining the exteriors of houses in historically appropriate colors (rather than residing with artificial materials); repairing slate, tile or other original and distinctive roofing materials; and cleaning and repointing masonry exteriors with professionally approved methods.

5. Criteria of Capital Improvements Program

It is recommended that the consideration of historical and architectural significance be added to the criteria now specified in the Capital Improvements Program.

6. Preservation of Historical Records

Much of the work of the Historical Commission has been in the area of historical and architectural research. As a result, thousands of inventory forms and related documents have been generated. The preservation of these resources as well as other information related to historic structures now found in the Department of Public Works, Building Department, and Assessor's office as well as the Public Library, is of concern and interest to the Commission. One way to store the survey information, in addition to the conventional filing system, would be to integrate pertinent data (date, architect, style) into the existing computerized information on properties within the town. In addition, the Commission should work with the Trustees and staff of the Library in identifying those documents of historical significance and rarity and then ensure that the best possible methods are found for their preservation. Equally important is the investigation of private and public funding sources to finance an inventory of books, reports, tax records, photographs, maps, and atlases, and a subsequent establishment of a local archives program. Such work should be coordinated with the programs of the Brookline Historical Society.

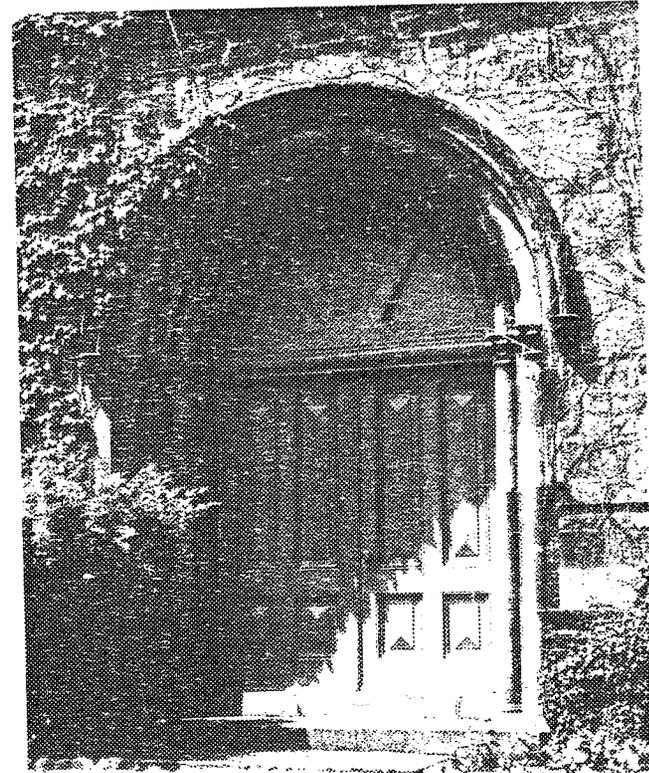
Within the resources of the Commission itself, photographs of significant structures, sites, streetscapes, parks, and neighborhoods should be updated periodically and a slide library organized.

C. LEGISLATIVE RECOMMENDATIONS

1. Local Landmark Designation

Brookline has a number of individual structures and sites which are not in existing local historic districts and which should be covered by local review and protection procedures. A local landmark ordinance would provide the type of protection required. It is important to note that listing in the National Register of Historic Places can provide only a limited degree of review and only when Federal programs, funds, or licensing are involved. It is recommended that Town Counsel be consulted in the drafting of such legislation and that a series of public meetings be held to solicit comments and suggestions from the residents of the town as well as town departments, boards, and commissions. Ultimately, Town Meeting approval would be required. Criteria used in the selection of properties for local landmark status could be similar to those used by the City of Boston. They are:

- a. Structures, sites and/or objects, man-made or natural at which events occurred that have made an outstanding contribution to, and are identified prominently with, or which best represent some important aspect of the cultural, political, economic, military or social history of the Town, State, or Nation;
- b. Structures, sites, objects, man-made or natural, associated significantly with the lives of outstanding historic personages.
- c. Structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer or builder whose work influenced the development of the Town, State, or Nation.



*Doorway of the Sears Chapel,
a proposed local landmark*

In designating local landmarks, such factors as economic status and physical condition of the property would be taken into consideration so that no unreasonable hardship would be imposed upon the property owner. This report suggests that local landmarks be subject to the same level of review as structures within local historic districts. At the same time, however, designating a local landmark may have the result of requiring surrounding properties to comply with minimal standards to ensure the landmark's visual and historical integrity. These standards could be limited to review of demolition and land coverage and height of new construction or alteration.

A list of preliminary recommendations for local landmark designation can be found in the Appendix of this report as well as in the neighborhood analyses.

2. Additional Local Historic Districts

It is recommended that the Longwood and Town Green areas (both National Register districts) and the Green Hill neighborhood (a proposed National Register district) be considered for designation as local historic districts. These are areas of high architectural character and historic significance and subject to increasing housing and economic pressures which could result in the subdivision of large lots and big houses.

3. Demolition Control Ordinance

In some communities, such as Cambridge, Massachusetts, demolition permit applications are reviewed to determine if the structure in question is of historical and/or architectural value. It is recommended that a similar, formalized process be adopted for Brookline, with special concern for local landmarks, individual National Register properties, and contributing properties in National Register districts and local historic districts.

Specific procedures could request that the review take place within a reasonable period of time after submission of the demolition permit application to the Building Department and that, when applicable, alternative sites and/or uses for the building be investigated. The drafting of such an ordinance would require the assistance of Town Counsel and its ultimate approval would rest with Town Meeting.

4. Addition to Purpose and Interpretation of the Zoning By-Law

It is recommended that the goal of historic preservation be specifically mentioned in the zoning by-law's statement of purpose, thus Section 1.0 (a.) (9) would be amended to read:

"Preserving and increasing the amenities of the Town and encouraging the preservation of its historically and architecturally significant structures (new words underlined)"

5. Amendment of Heritage Standard in Zoning By-Law (Sec. 5.09 (d) (10))

Exterior building features, including roofing, sidewalls, fenestration, doorways, and architectural trim are frequently removed or altered, often diminishing the integrity of Brookline's buildings. Sometimes, as in the case of window replacement, this process can occur without even obtaining a building permit. Tightening the Heritage Standard found in the Environmental Impact and Design Standard portion of the zoning by-law (Sec. 509 (d)) could help to stem this gradual erosion of original architectural details. The existing wording in the Heritage Standard is:

"With respect to Brookline's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties."

This plan offers this alternate wording:

The distinguishing architectural elements, qualities, or character of a historical and/or architecturally significant building, structure, site and its environment shall be preserved unless such preservation efforts are shown to be infeasible. Deteriorated architectural features of prominence or importance shall be repaired rather than replaced. Contemporary design for alterations and additions to existing properties shall not be discouraged when they do not destroy significant historical, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

6. Special Zoning for Historic Estates

Because of the complexity of the issue and the need for input from other town bodies, it is not within the scope of this report to compose a zoning article which specifically pertains to the preservation of Brookline's historic estates.

However, recognizing the threats posed by economic and demographic changes, the Historical Commission is concerned with the future of these properties, as are other commissions, departments, and Brookline residents.

In the past, the town has used zoning by-law provisions to preserve certain important structures and their sites. For example, its response to development pressures on the Free Hospital for Women was to establish that complex of buildings as a S-0.75P zoning district, one in which a proposed development will "preserve a substantial portion of the existing buildings in the site . . . particularly those buildings with historical significance."

In other communities, such as Sharon, Massachusetts, legislation has been approved which allows a developer to convert a large existing structure into a number of units, even if such a multi-unit building would not otherwise be permissible. Such a conversion is conditioned upon the developer's providing a permanent preservation restriction and not exceeding, in total, the number of units which could have been provided by razing the existing structure and subdividing the property into separate lots.

These two zoning concepts as well as Brookline's cluster subdivision provision and its use variance provision applicable to a structure "in good repair" which can "reasonably be maintained as a visual and taxable asset only if some non-conformity of use is permitted" (Sec. 9.9. (a) (4), are among the creative strategies which can be adopted to facilitate economically feasible preservation of some of the substantial and architecturally significant 19th century homes as the number of single families and institutions willing and able to utilize them decreases.

The goals of the Historical Commission regarding these properties include:

1. The preservation of the major and architecturally distinguished exterior features;
2. The construction of visually appropriate additions, if necessary;

3. The retention or return of the property to the town's tax rolls;
4. The preservation of the physical setting, particularly those features of historical or archaeological significance or features which are part of an important landscape philosophy;
5. The application of the Environmental Impact and Design Review standards and provisions of the zoning by-law, including the proposed revision of the Heritage Standard;
6. The imposition of a permanent preservation restriction to assure the future integrity of the building's exterior and grounds; and
7. A change in use only if such a change is necessary for the economic viability of the structure; is appropriate for the physical form of the building; and will have minimal negative impact on the surrounding neighborhood.

These points are presented with the hope that informal discussions with the Planning Board, Planning Department, Conservation Commission, and other interested parties will soon begin so that some direction may be provided for the future of these historical assets.

7. Designation of Scenic Road and Views

In 1973 State Legislation¹ allowed communities to designate local by-ways as scenic roads. Repair or reconstruction along these roads must be undertaken so that no bordering trees or stone walls are disturbed unless such action has the approval of the local planning board. Scenic road designation does not hamper the town's ability to secure state aid for road reconstruction or construction. Cottage Street; Warren Street between the Town Green and Lee Street; Walnut Street, from High to Warren Streets; and Heath Street from Hammond to Boylston Street should be considered for Scenic Road status.

Among the more impressive views in Brookline are those

¹Ch. 40. Sec. 15C of the General Laws.

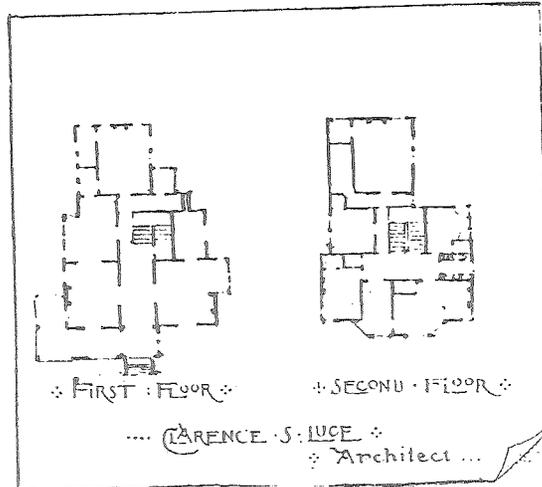
from the tops of Corey Hill and Larz Anderson park. One way to preserve the views is the acquisition of scenic



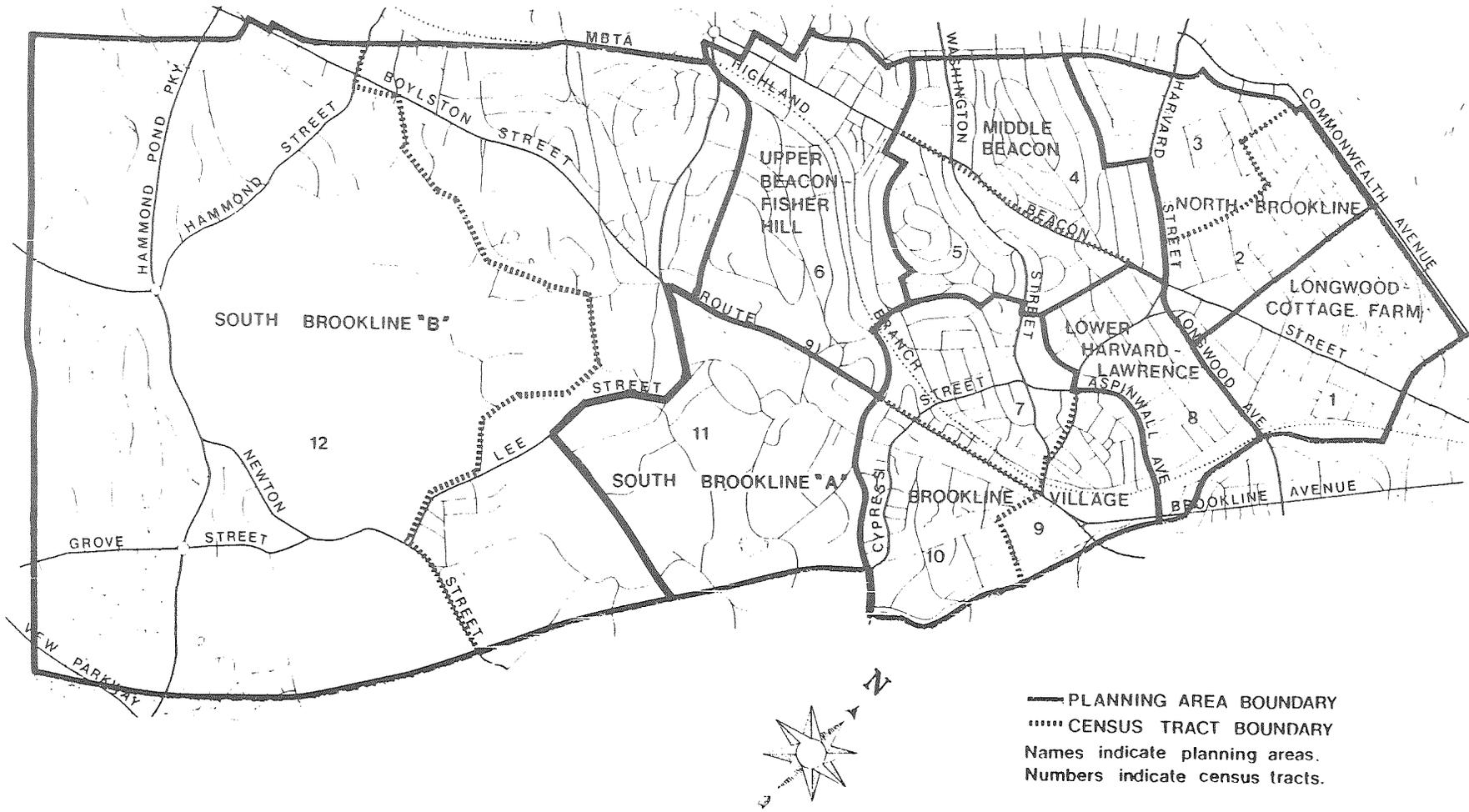
Walnut Street - once part of the old Sherburne Road - a possible Scenic Road designation

easements coupled with discouraging development near vantage points from which such views may be enjoyed. The Historical Commission should work closely with the Conservation Commission towards these ends.

NEIGHBORHOOD ANALYSES



HOUSE For ... Edward Stanwood Esq ... AMERICAN ARCHITECT AND BUILDING NEWS FEB. 28. 1880
BROOKLINE, MASS ... COPYRIGHT 1880. HUGHTON, OSGOOD & CO.



MAP 2 BROOKLINE PLANNING AREA MAP

NEIGHBORHOOD ANALYSES

Much of the history of Brookline is told through its buildings and their settings. The Historical Commission has detailed the history and architecture of some of the town's neighborhoods in National Register nominations and other publications. In this section of the Preservation Plan, we are supplementing that information with descriptions of many areas not included in prior documents. Also contained in this section are preliminary recommendations for local historic districts, local landmarks, Neighborhood Preservation Areas, and Scenic Roads and Views and mention of existing and proposed National Register districts and individual properties.

The town's seven planning areas have been used as a format for the analyses and recommendations. The separate section on Beacon Street which concludes Part II of the Plan reflects the importance which the Historical Commission attaches to this major boulevard.

A. LONGWOOD/COTTAGE FARM PLANNING AREA (MAP 3)

Within this area are the Longwood and Cottage Farm National Register districts as well as 97 Sewall Avenue, home of Dr. William Murphy, which has been recommended for National Register designation. (Dr. Murphy was one of three researchers who discovered the cure for pernicious anemia.)

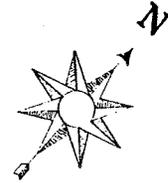
A. Longwood

Boston merchant David Sears began buying land in Brookline in the 1820s; by mid-century, he had laid out streets and parks on his property, which he had named Longwood after the St. Helena estate of Napoleon, his boyhood hero. Amos Lawrence and his brother William, who had acquired property in nearby Cottage Farm (some of it from Sears), began building in Longwood in 1855, following Sears' example in employing the popular Gothic and Mansard styles;

a particularly imaginative mix of the two may be seen in rowhouses on Monmouth Court, which were built for the Lawrence brothers in the 1870s. They maintained in many aspects a friendly rivalry with Sears; when Sears, disenchanted with the Episcopal Church, built his own alternative church in 1860, he invited the Lawrences to worship with him there, but they remained firm in the faith of their fathers, commissioning the Episcopal Church of Our Saviour on Monmouth Street in 1867.

By the turn of the century, the neighborhood had become a residential suburb for prosperous Bostonians, whose homes displayed the architectural fashions of the time. Especially notable are tall brick Federal Revival buildings on Hawes, Monmouth and Colchester Streets; the one at 29 Colchester Street was built around 1905 for artist Edward Boit. Possible the most ostentatiously grand house in Longwood is the classical limestone mansion of Vanderbiltian proportions at 43 Hawes Street (now the Hebrew College), which was built for Carnegie Steel executive George Wightman early in this century. Because the neighborhood contained the original Longwood tennis courts, it seems appropriate that Wightman's daughter-in-law, Hazel Hotchkiss Wightman, was one of the great names in American tennis.

Because Longwood has achieved National Register status, Federal Investment Tax Credits, applicable for income-producing properties, are available for certified rehabilitation work on certified historic structures within the district's boundaries. Condominium conversion of a house built by the Sears family was completed this spring, and interest in converting another large house nearby into condominiums has recently been indicated. Institutional uses and future changes in ownership in the area might make the larger homes particularly vulnerable to inappropriate alteration.



PROPOSED

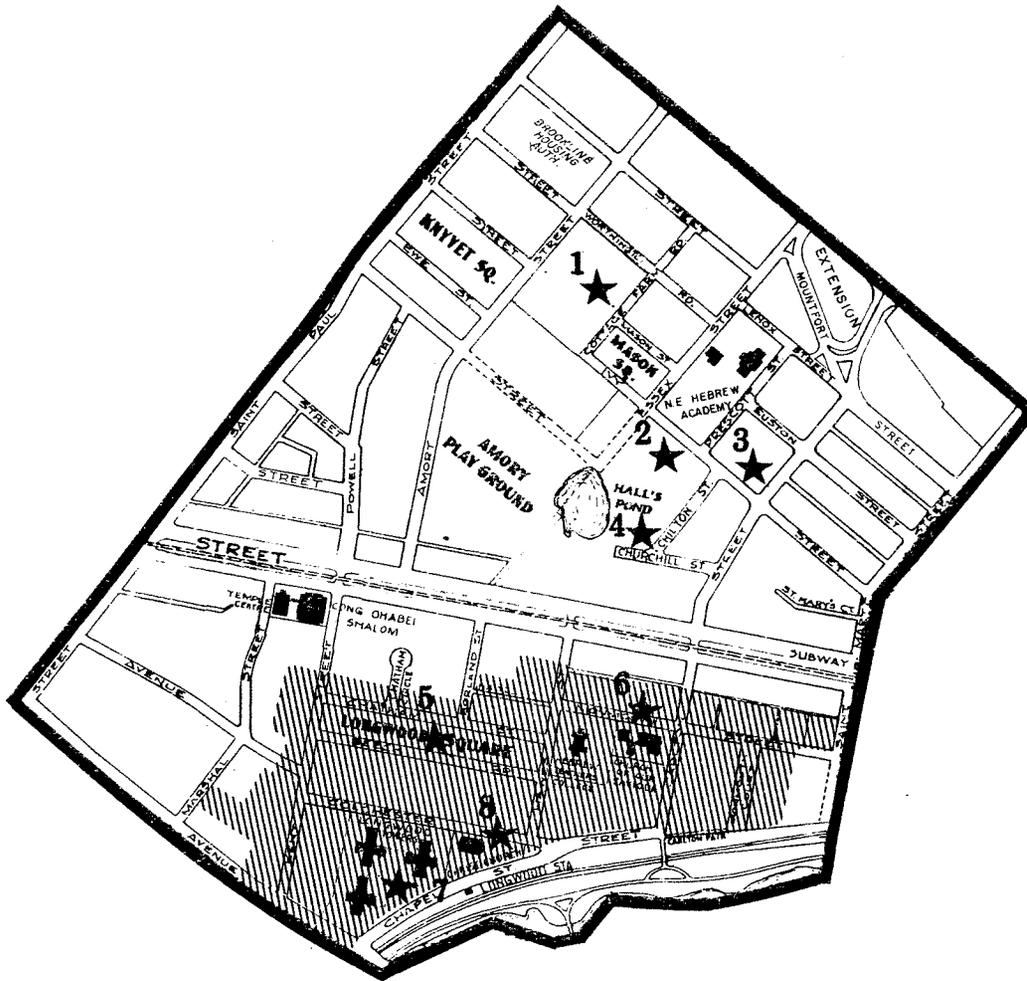


LOCAL HISTORIC DISTRICTS



LANDMARKS

1. SEARS-TALBOT HOUSE
24 Cottage Farm Rd.
2. AMOS A. LAWRENCE HOUSE
135 Ivy St.
3. DEXTER-HALL HOUSE
156 Ivy St.
4. GLASER HOUSE
6 Chilton St.
5. LONGWOOD MALL
6. CHURCH OF OUR SAVIOR
7. LONGWOOD TOWERS
8. CHRIST CHURCH (SEARS CHAPEL)



MAP 3 LONGWOOD/COTTAGE FARM PLANNING AREA

l. Recommendations

- a. The Longwood National Register district should be considered for local historic district designation.
- b. The following properties are recommended for local landmark designation

*Longwood Mall, bordered by Chatham, Beech, Hawes, and Kent Streets (#5 on map) — With its stand of European beech trees planted in 1848, the Mall marks one of David Sears' horticultural triumphs.

*Church of Our Saviour, 29 Monmouth Street. (#6 on map) — Amos Lawrence commissioned this Medieval style church in 1867. Designed by Alexander Estey, the church has seen numerous additions including the Parish House, built in 1880, enlarged in 1913, and incorporated into the present building in 1921-2.

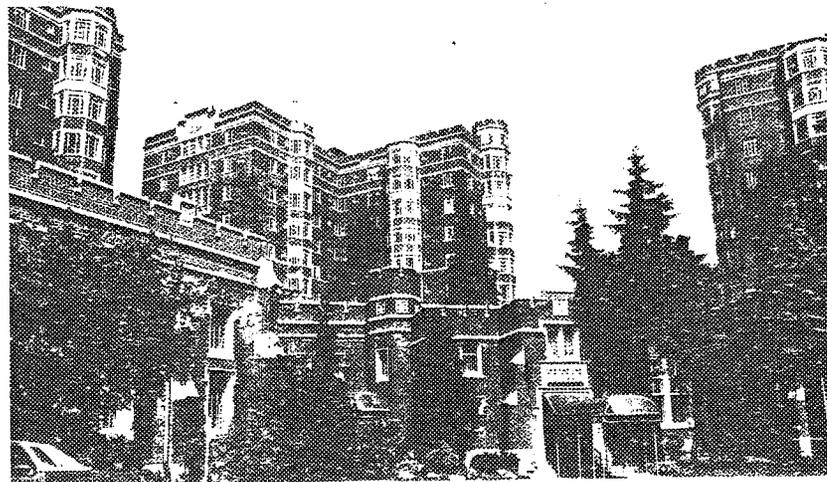
*Longwood Towers, 20 Chapel Street. (#7 on map) — Constructed in 1923-4 and designed by Kenneth DeVos with Henry Field Kellog as consulting architect, the three cruciform structures of Longwood Towers, designed in the Neo-Tudor mode, overlook the Muddy River and Riverway, part of the Olmsted-designed Boston Park System.

*Christ Church, Longwood, 60 Colchester Street. (#8 on map) — Built by David Sears in 1860, this building, also known as the Sears Chapel, is constructed of Roxbury puddingstone, its Romanesque form modeled on St. Peter's Church in Colchester, England.

B. Cottage Farm

Although the Gothic style Sears-Talbot house of the early 1840s was built for a son of David Sears, the Cottage Farm area in which it stands derives its plan and character from cotton magnate Amos Lawrence, who purchased 200 acres from Sears in 1850 and built himself a large stone "country cottage" there in 1851. Lawrence and his brother William

spent much of the next forty years developing the area into a community of pleasant houses, primarily in the Gothic and Mansard styles, to be lived in by members of the Lawrence family or rented out. Examples of these houses from the 1850's may be found on Ivy, Carlton and Mountfort Streets. Two handsome Queen Anne houses designed for Lawrence by John Wales in 1885 also remain on Carlton Street.



Longwood Towers, designed in 1923-24, in the neo-Tudor style

A station of the Boston and Worcester Railroad which stood at the foot of Essex Street provided easy commuter access to Boston, and Cottage Farm became increasingly favored by affluent professional people as the century turned. Large Mansard, Queen Anne, and Colonial Revival houses were added to the neighborhood during this period, and Cottage Farm continued to grow at a discreet pace through the 1920s and 30s. Two notable 20th century structures in the area are a refined Tudor style house at 111 Carlton Street done in the late 20s by pioneer woman architect Lois Howe, and an early example of the modern International style designed by Samuel Glaser in 1936.

In 1979 Cottage Farm became the town's first local historic district. Since that time the Historic District Com-

mission has reviewed and approved a number of plans for alterations and additions, including those for the restoration of 25 Lenox Street. Educational and nonprofit organi-



The Gothic Revival style Sears-Talbot House

zations own properties in this area; their disposition may have a direct bearing on the future physical appearance of Cottage Farm. A few undeveloped parcels, such as the western portion of the Sears-Talbot property, are subject to strong developmental pressures.

1. Recommendations

The following properties are recommended for local landmark designation.

*Sears-Talbot House, 24 Cottage Farm Road. (#1 on map) — Built for David Sears' son, Frederick, circa 1844, this imposing Gothic Revival style stone house is the oldest building in Cottage Farm. Its architecture is believed to be based on illustrations in the books of Andrew Jackson Downing.

*Amos A. Lawrence House, 135 Ivy Street. (#2 on map) — Amos Lawrence's "country cottage" was built

in 1851, near what is now Prescott Street; it was moved to its present location between 1897 and 1900. Designed by Boston architect George Minot Dexter in "the English Cottage style", the house was enlarged after the Civil War when a library was added. Inscriptions around its windows commemorate the surrender of the Confederacy and Lincoln's assassination.

*Dexter-Hall House, 156 Ivy Street. (#3 on map) — Built by George Minot Dexter in 1851 on land which he had purchased from the Lawrence brothers a year earlier, this stone house is another example of the English Cottage style.

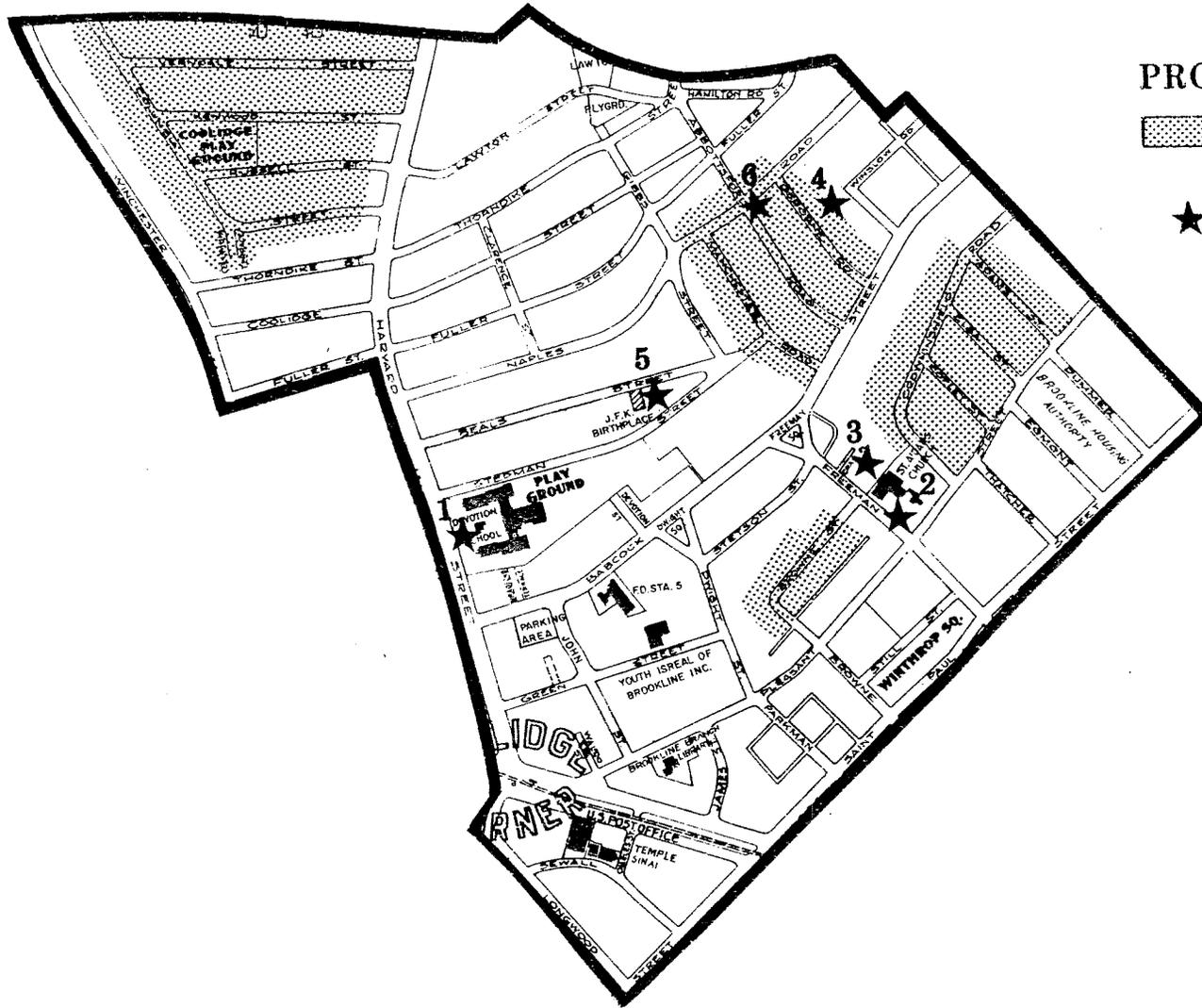
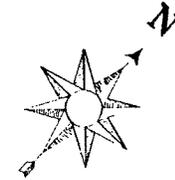
*Glaser House, 6 Chilton Street. (#4 on map). — Of white concrete and glass brick, this "modern" house is an excellent example of the 20th century International style. It was designed by Boston architect Samuel Glaser in 1936, and is one of the earliest such buildings in the Boston area.

B. NORTH BROOKLINE PLANNING AREA (MAP 4)

It is said that 20% of Brookline's residents live within walking distance of Coolidge Corner, therefore the pressure on existing housing stock is great. The area is filled with detached houses originally designed for one, two, and three family use, as well as apartment houses which should not be overlooked for their architectural significance. Within the area are two National Register properties, the Edward Devotion House and John F. Kennedy Birthplace. Two other properties, St. Aidan's Church and 217 Freeman Street, and one district, consisting of Abbottsford and Manchester Roads, have been recommended for National Register designation.

A. Crowninshield Road Neighborhood

Sold for development by the Crowninshield heirs in 1899, the area grew more slowly than others in North Brookline.



PROPOSED



**NEIGHBORHOOD PRESERVATION
AREAS**



LANDMARKS

1. EDWARD DEVOTION HOUSE
347 Harvard St.
2. ST. AIDAN'S CHURCH
207 Freeman St.
3. 217 FREEMAN ST.
4. 41 WINSLOW RD.
5. JOHN F. KENNEDY BIRTHPLACE
6. ROBERT F. KENNEDY BIRTHPLACE
51 Abbottsford Rd.

MAP 4 NORTH BROOKLINE PLANNING AREA

During the early 20th century, a fine array of homes was built in the Colonial Revival and Arts and Crafts styles.



Crowninshield Road, developed in the early 20th century

Today the area is a residential enclave bounded by the busy thoroughfares of Commonwealth Avenue and Pleasant Street.

1. Recommendation

This area is proposed for Neighborhood Preservation Area status.



Browne Street's "triple deckers"

B. Browne Street (#92-#127)

Domenico Ginesti and Arthur G. Jones constructed most of the well detailed triple decker structures during the

street's intensive development between 1913 and 1915. On the street's northwest boundary are structures of the late 1870s which were among the first built to accommodate Irish immigrants who were beginning to settle in this part of North Brookline. While many of the structures are in good condition and retain their original architectural features, a few are deteriorated or have been covered with artificial siding.

1. Recommendation

This area is proposed for Neighborhood Preservation Area status.

C. Abbottsford Road Neighborhood

Peter Graffam, a carpenter, contractor, and developer from Malden, planned and developed this neighborhood between 1892 and 1905, purchasing land which had once been part of Edward Devotion's 17th century farm. Graffam built on speculation over one half of the houses which still stand here. Colonial Revival style homes can be seen throughout as well as those whose designs were influenced by the Queen Anne and Shingle styles.

A number of the single family homes in this neighborhood have been converted to two family use while preserving exterior architectural details and materials.

1. Recommendations

- a. This area is proposed for Neighborhood Preservation Area status.
- b. The following property is recommended for local landmark designation:

*Robert F. Kennedy Birthplace, 51 Abbottsford Road. (#6 on map) — Built in 1897 and designed by the architectural firm of Greenleaf and Cobb who designed a number of homes here, this house was sold

to Joseph Kennedy in 1921, four years before Robert Kennedy was born.



Architectural details enliven an 1890's house on Abbottsford Road

D. Naples Road

Starting in 1895, David McKay developed a number of streets in North Brookline. On Naples Road alone he built



A modest Colonial Revival home, typical of Naples Road

thirty-two houses, hiring such well-known Boston architects as Rand and Taylor and Charles Park to design large Colonial Revival, Shingle, and Queen Anne style homes. First owners were businessmen, manufacturers, lawyers, and others who commuted into Boston daily on the newly built streetcar. Large houses on small lots are found on this street as are a few apartment houses, some of which have recently been converted into condominiums. Significant alterations which have lessened the architectural integrity of some of the houses have included the removal of porch columns and railings, and the application of artificial siding.

1. Recommendation

This area is proposed for Neighborhood Preservation Area status.

E. Coolidge Playground Neighborhood

The subdivision, selling, and construction of the single- and two-family houses in this neighborhood which, as its name implies, surrounds a town park and playground, occurred between 1890 and 1925. Prominent in its development were Brookline's Henry S. Coolidge and Otis Shepard, a Boston lumber merchant. Its unpretentious homes, mostly



Verndale streetscape

Colonial Revival or Arts and Crafts in style, have a pleasant harmony of scale and focus on the well-kept green space. Brick and stucco houses remain relatively unaltered, and while some clapboard and shingle homes have been artificially sided, others retain their original details.

1. Recommendation

This area is proposed for Neighborhood Preservation Area status.

F. Other Recommendations for Local Landmarks in This Area.

*Edward Devotion House, 347 Harvard Street. (#1 on map) -- This house stands on the former property of Edward Devotion, a French Huguenot who had settled



The Georgian style homestead of Edward Devotion

in Brookline by 1645. Devotion had large land holdings on both sides of Harvard Street and was prominent in the civic affairs of the then struggling community. On this site today stands a house repre-

sentative of mid 18th century architecture with a gambrel roof, large central chimney, projecting window cornices, and pedimented doorway typical of the period. The Devotion House is owned by the Town of Brookline and maintained as a house museum by the Brookline Historical Society.

*St. Aidan's Church, 207 Freeman Street. (#2 on map) -- Abutting the Crowninshield Road area is St. Aidan's Roman Catholic Church, built in 1911 and designed by Maginnis and Walsh, nationally prominent designers of Roman Catholic churches and colleges. This was the church attended by Joseph P. Kennedy and his family who lived in Brookline from 1915 until 1927. John F. Kennedy, four of his sisters, and his brother Robert were all baptized here and the President and his brother Joseph served as altar boys.

*217 Freeman Street. (#3 on map) -- This is one of the more unusual houses in North Brookline and probably dates from the 1840s or 1850s. It is a small, fine Gothic Revival wooden cottage, and although in deteriorated condition at present, it has retained its slate roof, decorative chimney pots, and vergeboards with scroll-sawn trim.



A unique Beaux-Arts adaptation on Winslow Road

*41 Winslow Road. (#4 on map) A splendid Beaux-Arts residence, as seen in the elaborate exterior details and embellishments, this house dates from 1872 but was completely redesigned in 1908 by a cut freestone contractor who undoubtedly wished to advertise his business and skills.

*John F. Kennedy Birthplace, 83 Beals Street. (#5 on map) — Now operated by the National Parks Service and opened to the public, this house dates from 1909. Joseph and Rose Kennedy moved into this simple Colonial Revival house after their wedding trip, and four of their children, Joseph, Jr., John, Rosemary, and Kathleen were born here.

C. MIDDLE BEACON PLANNING AREA (MAP 5)

Within this area are five properties recommended for National Register designation: 64 Winchester Street, 808 and 786-788 Washington Street, The Arcade Building at 314-320 Harvard Street, and the Washington Square Fire Station. The former St. Mark's Church, a National Register listing, is also found in this planning area.

A. Corey Hill

Corey Hill, the "Great Hill", has long been famous for the supposedly healthful air of its higher atmosphere, but it remained primarily rural and undeveloped until 1890 at which time Eben Jordan of Jordan Marsh, who had bought much of his property from the Corey family, subdivided his land and greatly influenced the pace and course of residential development in this area. Summit Avenue which bisects the hill, was laid out soon after the Civil War in response to the huge amount of pedestrian traffic by people from Brookline and surrounding communities who wished to ascend the "Great Hill" and enjoy the spectacular view of the metropolitan area. Turn-of-the-century houses built on Corey Hill reflect the most popular architectural styles of the period: Mansard, Queen Anne, and Colonial Revival. Most of the houses, however, were built later in the 20th century in more contemporary expressions of Neo-

Tudor and American and Dutch Colonial design. Some condominium conversions have occurred in this neighborhood which remains predominantly a mix of private institutions, single family homes, and apartment houses. At the top of the hill, the former Brooks Hospital has been considered for conversion to residential use.

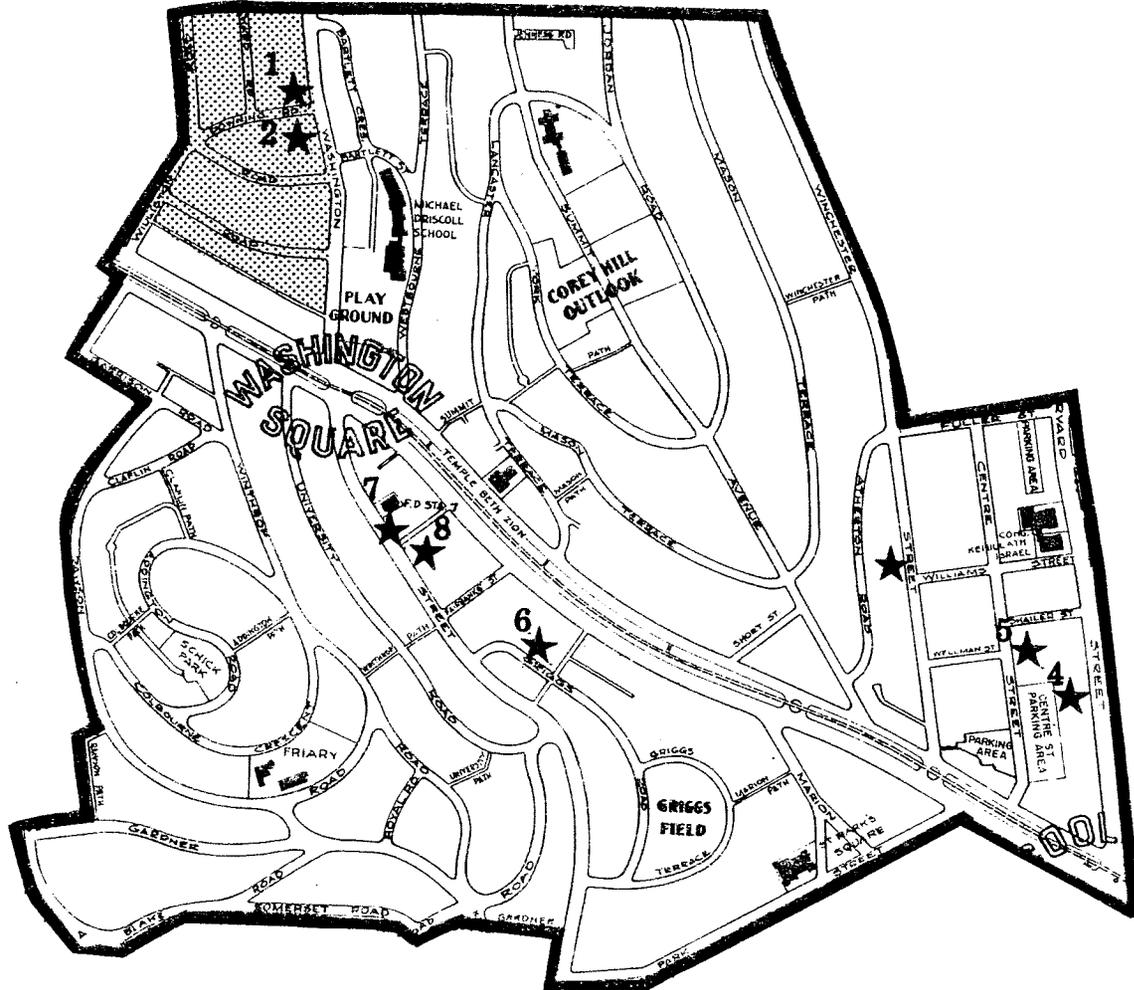
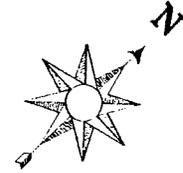


Corner tower of a Queen Anne style house on Mason Terrace

1. Recommendation

The following site is recommended for Scenic View designation:

*Corey Hill Outlook.



PROPOSED

-  **NEIGHBORHOOD PRESERVATION AREAS**
-  **LANDMARKS**

1. DEACON TIMOTHY COREY HOUSE
808 Washington St.
2. 786-788 WASHINGTON ST.
3. 64 WINCHESTER ST.
4. ARCADE BUILDING
314-320 Harvard St.
5. WILLIAMS J. GRIGGS HOUSE
51 Centre St.
6. GRIGGS FARMHOUSE
107 Griggs Rd.
7. WASHINGTON SQUARE FIRE STATION
8. GASOMETER BUILDING
651 Washington St.

MAP 5 MIDDLE BEACON PLANNING AREA

B. Griggs Park

Washington Street, the 17th century Road to Watertown which is now a major artery, lies between Corey and Aspinwall Hills. Throughout most of the 19th century, much of the land north of this section of Washington Street was the extensive Griggs farm. When the farm was



Griggs Farmhouse (c.1835)

developed and subdivided at the turn of the century, detached houses and rowhouses were built around a park laid out by Alexis French, Brookline's first Town Engineer, who had worked with Olmsted on the Muddy River Improvement. The rowhouses, built of stucco or brown shingles, are remarkably harmonious to one another, and the park area has been compared to an English "garden city." Bounded in part by two commercial thoroughfares, the neighborhood has retained its residential character and the architectural integrity of many of its homes.

1. Recommendation

The following property is recommended for local landmark designation:

*The Griggs Farmhouse, 107 Griggs Road (#6 on map) — This house was built circa 1835 and originally stood on Washington Street. Its style is a vernacular combination of Federal and Greek Revival features.

C. Aspinwall Hill and Washington Square

Dr. William Aspinwall, whose ancestors settled in Brookline in 1650, bought land on what is now Aspinwall Hill in 1788 and built his home (demolished in 1902) on the south side, just above Washington Street. Until the second half of the 19th century, the Aspinwall and Tappan estates occupied most of the area, the latter being sold to George Baty Blake and covering what are now Blake and Welland Roads and part of Tappan Street. In the 1880's a decision to subdivide and develop the area was made, and house construction began on Rawson and Gardner Roads, coinciding with the extension of the streetcar out Beacon Street to Cleveland Circle in 1888-89. Many of the Colonial Revival and Queen Anne style houses from this period still stand. By 1897, apartment houses appeared on Addington



Commercial and residential buildings on Washington Street

Road, and during the early decades of the 20th century, two and three family houses were built on Rawson, Addington, and Claflin Roads. A number of architecturally significant structures on the southeast side of the hill were torn down in the 1930s to make way for the present neo-Tudor and Colonial style residences.

The area's residents are served by the stores and services of Washington Square. Commercial in nature since the

establishment of several tanneries in 1797, the square is now dominated by single story concrete structures, built in the 1920s and 1930s, with restrained architectural details. There are two earlier buildings, however: the Gasometer and the Fire Station.

1. Recommendation

The following properties are recommended for local landmark designation:

*The Gasometer, 651 Washington Street. (#8 on map) -- The Brookline Gas Company constructed this brick building in 1872 to store and measure the gas which was used for street lighting. Although the building has been altered, the details of the arches and dentils are still visible, as are four of its original eight sides. It is one of two remaining gasometers in the Boston metropolitan area.

*Washington Square Fire Station, 665 Washington Street (#7 on map) -- Fire Station #7 was designed by the local architect G. Fred Crosby and built by Brookline "mechanics." Only one alteration has been made to this Flemish style brick structure with an Italian Renaissance tower: the left entrance was enlarged in 1951 to accommodate new equipment.

D. Other Recommendations for Local Landmarks in This Area

*Deacon Timothy Corey House, 808 Washington Street (#1 on map) -- Deacon Corey, like his father, worked on the family's 64 acre farm which included land along the present Washington Street as well as part of Corey Hill. Known for their dairy cows and apple orchards, the Coreys were one of the town's most prominent 19th century families and instrumental in the founding of the Baptist Church in Brookline in 1828. This Federal style clapboard house dates from 1806 and has undergone little alteration.

*786-88 Washington Street (#2 on map) -- One of Brookline's few remaining stone buildings antedating the Civil War, this house was built in 1842 by Deacon Timothy Corey in the utilitarian mix of Federal and Greek Revival styles so often seen in early Brookline farmhouses.



A Mansard style cottage on Winchester Street

*64 Winchester Street (#3 on map) -- Recently moved on its lot and now scheduled for restoration, this Mansard frame house, which dates from 1871, is one of the more visually exciting buildings on the street. Built by the Reverend John Orrock who lived here for over 30 years, the house with its curved window frames, bracketed cornice, and carved porch posts reflects a stylish vigor and exuberance.



William James Griggs farmhouse on Centre Street

*The Arcade, 314-320 Harvard Street (#4 on map) — The only such building in Brookline, the Arcade was built by J.J. Johnson and designed by George N. Jacobs in 1926. Constructed of pre-cast concrete, it features an unusual combination of neo-Gothic and Art Deco detailing. The facade has been modified with the addition of several storefronts and a marquee, but the interior is an almost undisturbed example of small shop design in the 1920s and 1930s.

*William J. Griggs House, 51 Centre Street (#5 on map) — Farmer, selectman, overseer of the police, water board member, and financial backer of the Coolidge and Brothers store, William J. Griggs built his Greek Revival style farmhouse on Harvard Street in 1858; it was moved to its present location in 1919.

D. UPPER BEACON / FISHER HILL PLANNING AREA (MAP 6)

The Fisher Hill neighborhood has been recommended for National Register district designation, while Tappan Terraces have been included in the proposed Beacon Street National Register district.

A. Salisbury Road Neighborhood

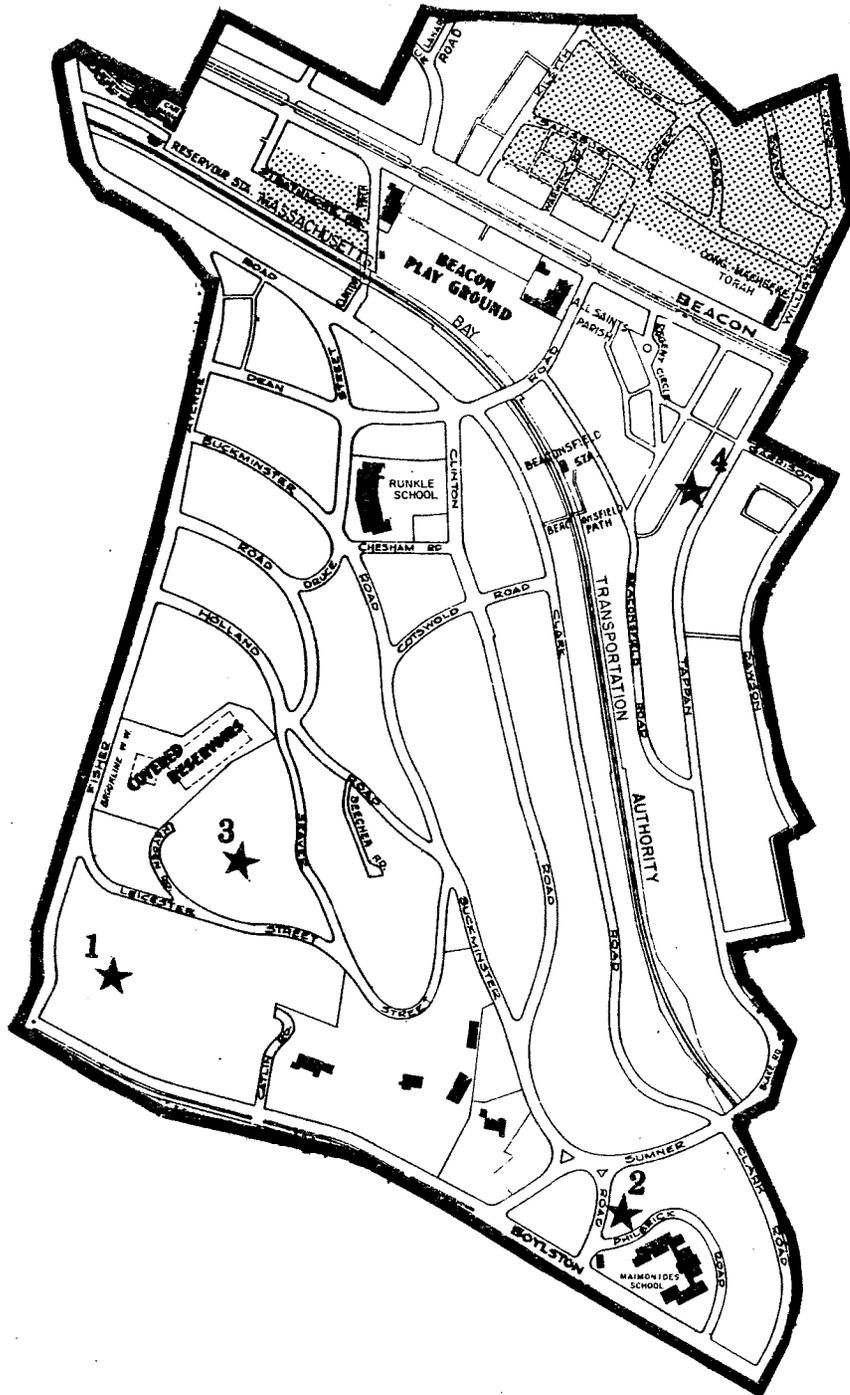
Before the widening of Beacon Street and the construction of its streetcar track in 1888-9, much of the undeveloped land in the Salisbury Road neighborhood belonged to Timothy Corey who, like his father and grandfather, raised dairy cattle and produce for the Boston market. After Corey's death in 1887, the family's holdings were gradually sold, with the area known as Aberdeen (Kilsyth, Windsor, Corey and Salisbury Roads) being subdivided first. Single family homes, double houses, and attached townhouses,



The attached townhouses of Kilsyth Terrace

(notably Kilsyth Terrace - 1892, and 12-16 Corey Road - 1896) dominated building types during the late 19th and early 20th centuries; construction of apartment houses began in 1909 and continued through the 1920s.

Architects Arthur Bowditch, F.A. Norcross, Gay and Proctor, and Andrews, Jaques and Rantoul, among others, designed houses here, using Queen Anne, Shingle, Colonial Revival, Dutch Colonial, and Arts and Crafts styles. Although some houses have been covered with artificial siding or otherwise altered, much of the neighborhood's early suburban appearance remains intact.



PROPOSED



**NEIGHBORHOOD PRESERVATION
AREAS**



LANDMARKS

1. BOYLSTON-HYSLOP-LEE HOUSE
617 Boylston St.
2. BENJAMIN GODDARD HOUSE
43 Sumner Rd.
3. LONGYEAR ESTATE
120 Seaver St.
4. TAPPAN TERRACES
11-25, 34-43, 45-55 Garrison Rd. and
316-326, 332-344 & 350-366
Tappan St.

MAP 6 UPPER BEACON/FISHER HILL PLANNING AREA

1. Recommendation

This area, along with its adjoining portion in the Middle Beacon Planning Area, is proposed for Neighborhood Preservation Area status.

B. Strathmore Road

George Johnston commissioned the construction of brick rowhouses along both sides of Strathmore Road in 1905, and although they were designed by two different architects, these Classical Revival buildings are very similar to one another. Continuity in setback and scale gives the streetscape visual cohesiveness, and a regular rhythm is created by the alternation of flat facades and rounded bays. The style and siting of the rowhouses, the Gothic



Strathmore Road

church on the corner and, of course, its name, give the street a pleasant English flavor, and although the neighborhood is near Beacon Street and the MBTA car barn, over five acres of open space at Waldstein Park to the east afford some green relief.

1. Recommendation

Strathmore Road is proposed for Neighborhood Preservation Area status.

C. Fisher Hill

During most of the 19th century, Fisher Hill consisted of some large estates and much undeveloped land. In the mid-1880s, a number of local property owners approached Frederick Law Olmsted to design a residential subdivision plan, much of which was carried out. Typical of his planning is the curvilinear street pattern, which was conceived to preserve many of the pre-existing topographical features. Most of Fisher Hill was developed between 1890 and 1925, and the area contains a significant collection of large single-family homes in the Shingle, Medieval and Colonial Revival, and Arts and Crafts styles.

Although it is primarily residential, the Fisher Hill neighborhood has a few educational and non-profit institutions. Three houses and one carriage house on the former Stone estate are undergoing conversion to condominiums and will be joined by twenty-seven new units. Although there are other properties which could be subject to future development, they would probably be developed on a smaller scale.

1. Recommendation

The following properties are recommended for local landmark designation:

*Boylston-Hyslop-Lee House, 617 Boylston Street (#1 on map) — Located on approximately four and a half acres, this handsome Colonial mansion is architecturally and historically significant. Most of the house was built by 1736, but a back ell is thought to date from the late seventeenth century; a ballroom was added in mid 19th century, and as that century turned, the house was copied elsewhere as a model for the Colonial Revival movement. It was the home of Dr. Zabdiel Boylston who, in 1721, introduced inoculation against smallpox into the American colonies. Subsequent owners included William Hyslop, a Scottish immigrant who made a fortune in America, and Henry Lee, a partner in the banking house of Lee, Higginson and Company.

Benjamin Goddard House, 43 Sumner Road (#2 on map) — This house was built on a nearby site in 1810 by Benjamin Goddard, son of John Goddard; it was moved to its present location in the late 1880s. With its shallow hipped roof, slender chimneys, and elegant fanlit doorway, it is a fine example of Federal architecture.

Longyear Estate, 120 Seaver Street (#3 on map) — This heavy stone Romansque building originally stood in Marquette, Michigan; in 1903, it was moved to Brookline, where it now stands on eight acres of well-kept grounds and gardens. It was the home of mining engineer John Longyear and his wife, Mary; both were devout Christian Scientists and followers of Mary Baker Eddy. When Mrs. Longyear died, the estate was left to the Christian Science Church, which maintains it as a church historical museum.



The Romanesque style Longyear mansion

D. Other Recommendations for Local Landmarks in This Area

*Tappan Terraces, 11-25; 34-43; 45-55 Garrison Road; 316-326, 332-344, 350-366 Tappan Street (#4 on map) — Tappan Terraces, a series of attached townhouses, were built between 1889 and 1892 and designed in three different architectural styles by the

firm of Fehmer and Page. Pronounced stepped gables and steep slate roofs are parts of the Flemish design of #332-344 Tappan Street; Palladian windows, gabled pedimented dormers, and Corinthian columns are parts of the Georgian Revival designs of #34-43 and #45-55 Garrison Road, and steeped hip roofs and conical turrets are components of the Chateausque designs of #11-25 Garrison Road, #316-326, and #350-366 Tappan Street. Bankers, merchants, brokers, and doctors were among the early residents of these brick and fieldstone residences.

E. **BROOKLINE VILLAGE PLANNING AREA (MAP 7)**

There are a number of historical areas and individual structures within the Brookline Village Planning Area. Both Pill Hill and the Brookline Village Commercial District are listed in the National Register of Historic Places, while the Emerson Garden area and White Place have been recommended for National Register designation. Twenty-six individual properties, including one church, two parks, two publicly owned buildings, one commercial

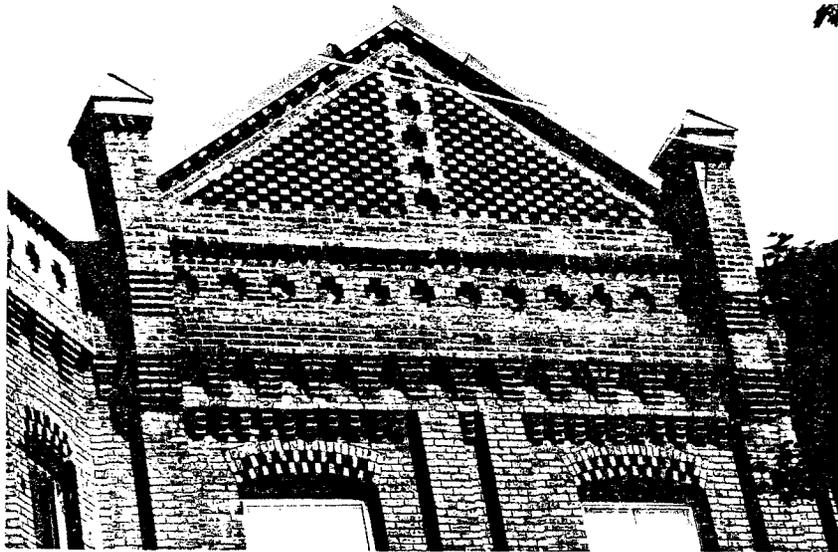


Commercial/residential structures in Harvard Square

structure, and twenty residential structures have also been recommended for National Register designation. (See Appendix for complete listing.)

A. Brookline Village Commercial District

The 18th and early 19th century development of Brookline Village centered around the Punch Bowl Tavern, once located on lower Washington Street and a favorite watering spot for travellers coming from and going to Boston from the west and north. With the construction of the Mill Dam in 1821 and the building of the Boston-Worcester Railroad in 1847 through the center of the village, activities shifted



Panel brick detailing on Davis Avenue

northward to the intersection of Harvard and Washington Streets, now known as Harvard Square. Coinciding with this change was the movement of civic activities from the Town Green area to the village. During the 1860s and the 1870s, mixed residential/commercial brick structures began to appear, with the Panel Brick style reaching its zenith in the late 1870s and early 80s.

Since the Brookline Village Commercial District is listed in the National Register, owners of many of the commercial

structures may be eligible for Federal Investment Tax Credits.

As in many commercial districts dating from the later decades of the 19th century, a number of structures in the village have had major alterations, particularly at the ground floor. Deteriorating and oversized signs which cover significant architectural features or encourage their removal can also be seen here. Opportunities to correct or prevent future inappropriate building alterations are offered through the procedures of Environmental Impact and Design Review, administered by the Planning Department and Planning Board. Several recent studies such as the Brookline Village Facades Handbook and Brookline Village Commercial Revitalization Study reflect public interest in continuing to improve the physical appearance of the village.

1. Recommendations

The following properties are recommended for local landmark designation:

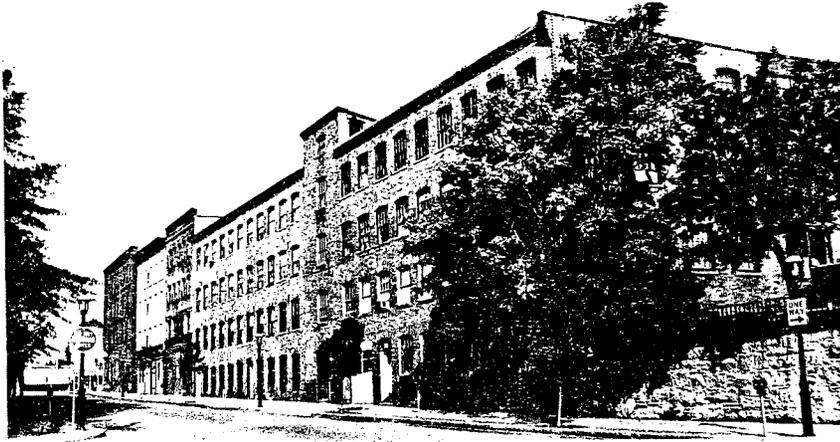
*Holtzer-Cabot Building, 9-21 Station Street (#3 on map) — This structure evolved from a wooden Gothic style church, the predecessor of St. Mary's on Linden Place, into a large factory building. The Holtzer-Cabot Electric Company, once Brookline's largest industry, produced bells, alarms, telephone equipment, and small motors.

*Pierce Primary School, 33 Pierce Street (#4 on map) — The original school building was constructed in 1855 in the Italianate style; the Italianate details are now hidden behind the facade constructed when the school was enlarged in 1904 according to the Georgian Revival designs of Julius Schweinfurth.

*Soldiers' Monument, 361 Washington Street (#5 on map) — Located in front of the main branch of the public library, this statue was designed in 1915 by Edward Clark Potter and was dedicated to "the men

of Brookline who heard the call of duty and offered their lives in defense of the Union."

*Candler Cottage, 447 Washington Street (#9 on map) — Just outside of the commercial village, this Gothic Revival style house retains many of its original architectural features, including pointed



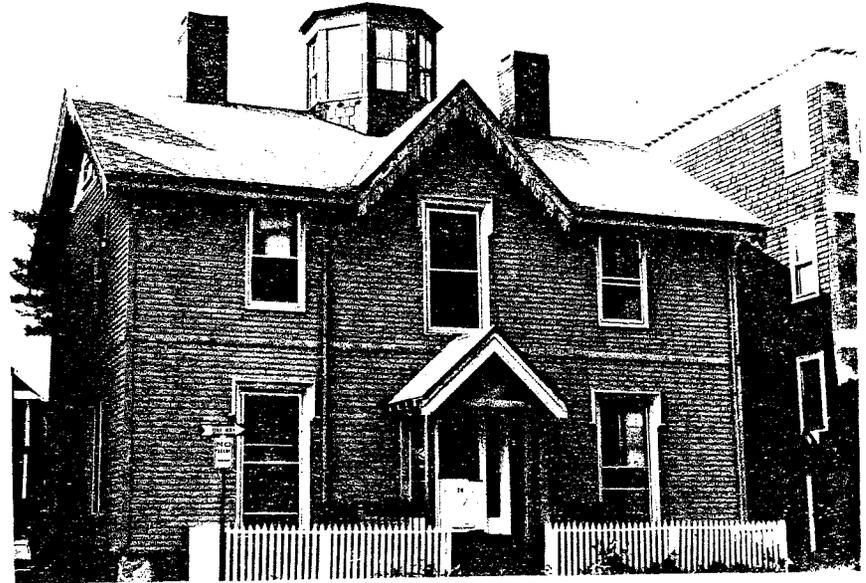
The former Holtzer-Cabot factory on Station Street

arched windows and lacy bargeboards. The few alterations make it one of the best examples of this style in Brookline.

B. Linden Square Neighborhood

The land surrounding Linden Square was once the apple and cherry orchards of the Davis family. There was no residential development until the mid 1840s when Thomas Aspinwall Davis, the first owner of 29 Linden Place and one-time mayor of Boston, subdivided eighteen acres and sold off house lots. Among the earliest houses to be built were numbers 9, 12, 19, and 53 Linden Street, all of which were constructed by Boston merchants. Today this area and nearby Webster Place and Kent Street boast a fine collection of 19th century styles, including late Federal, Greek Revival, Italianate, Gothic Revival, and Mansard. Not far away on Perry Street are other Mansard homes as well as handsome Colonial Revival triple deckers, while the

cul-de-sac of Tabor Place, developed between 1874 and 1895, is lined with brick townhouses and bracketed



A Gothic Revival cottage on Linden Place

Mansards. Although there have been a number of building alterations in the neighborhood, many are not irreversible.

Linden Park and Square provide much needed open space in this densely developed area of single family and multi-family structures. St. Mary's Church, at the intersection of Harvard Street and Linden Place, is the gateway to the neighborhood.

1. Recommendations

- a. This area is proposed for Neighborhood Preservation Area status.
- b. The following properties are recommended for local landmark designation:

*St. Mary's Church and Rectory, 3 and 5 Linden Place (#s 6 & 7 on map) — Construction of this

church began in 1880, but it was not dedicated until 1886. The second home of St. Mary's parish, this Victorian Gothic building was the work of Peabody and Stearns who probably used brick instead of stone in deference to the many brick commercial structures in the village. The Rectory was built in the early 1880s, a three story edifice with limestone sills and lintels.



St. Mary's Church dominates the Village's skyline

C. White Place

White Place was laid out in 1846 on land which had been owned by the White family since 1722. The subdivision of land into small building lots created the intimate scale that characterizes this area. Over one half of the houses were built before 1870, and it is thought that numbers 10, 14, and 16 were built with timbers from the old Punch Bowl Tavern. Building types on White Place vary from workers' cottages to triple deckers, and architectural styles include derivatives of the Federal, Picturesque, Italianate, and Colonial Revival styles.

Few additions have interfered with the size and scale of individual structures, although some alterations have covered up or removed distinctive architectural features.



White Place houses dating from the 1860's

1. Recommendation

This area is proposed for Neighborhood Preservation Area status.

D. Emerson Garden

Part of the Reverend John Cotton's 17th century land grant, this swamp and farmland belonged to the Davis and Crafts families during the 18th century and well into the 19th. Most of the houses between Washington Street and Davis Avenue were built in the 1880s, concurrent with Elijah Emerson's development along the present Waverly and Emerson Streets and Davis Avenue. His own 1846 Gothic Revival residence stood in the middle of what is now Emerson Park. The homes of other residents were designed in the late 19th and early 20th centuries in the Italianate, Queen Anne, Stick, and Colonial Revival styles. There are three houses dating from an earlier period: 23-5 Elm Street, 60 Waverly Street, and 74 Davis Avenue. The

majority of houses have remained intact, and much of the recent renovation and rehabilitation work indicates an awareness of the visual quality of this residential community.



One of the Colonial Revival style homes facing Emerson Park

1. Recommendations

- a. This area is proposed for Neighborhood Preservation Area status.
- b. The following property is recommended for local landmark designation:

*Moses Jones Farmhouse, 23-5 Elm Street (#8 on map) — Moses Jones purchased a parcel of land bordering Cypress Street in the 1830s and turned it into one of the most productive fruit and vegetable farms in the vicinity, especially known for its celery. Jones' house once stood closer to Cypress Street, but was moved to Elm Street in the mid-1880s.

E. Greenough Street-Stanton Road Neighborhood

This predominantly residential neighborhood is dominated to the west and northwest by the Brookline High School complex, two of whose buildings were constructed in the 1890s (Unified Arts Building and 115 Greenough Street). The majority of Colonial Revival, Shingle, and Queen Anne homes date from the same period with three notable exceptions: the small group of Italianate style houses on Greenough Street; numbers 53 and 55-7 Greenough Street which appear to have been outbuildings on the former Blake Estate; and four Italianate style houses, located at 25, 44, and 50 Stanton and 5 Lincoln Roads.

1. Recommendations

This area is proposed for Neighborhood Preservation Area status.



An Italianate style house on Lincoln Road

F. Cushing - Milton Roads Neighborhood

The Bird and Cushing estates once encompassed this T-shaped residential neighborhood. Five of the houses at the lower (west) end of Milton Road were built on speculation at the turn of the century, while all seven Cushing Road houses were erected by local developer Harry Sklaver between 1942 and 1947. The home of Dr. Harvey Cushing, renowned surgeon and Pulitzer Prize winning author, was

located between the present #17 and #18 Cushing Road. With the exception of a large shingled and half-timbered house, architectural styles seen here include Colonial Revival and Arts and Crafts.

Although bounded by three heavily travelled streets (Boylston, Cypress, and Walnut), this neighborhood retains its residential character through well-maintained and relatively unaltered houses which, particularly on Cushing Road and the lower end of Milton, are of similar size and siting.

1. Recommendation

This area is proposed for Neighborhood Preservation Area status.



Half timbering characterizes the Medieval/Tudor Revival style, as seen in a Milton Road home

G. The Point

Once a "wild and tangled woodland," the Point neighborhood remained undeveloped until the last quarter of the 19th century at which time a group of small working class cottages, similar to those found on White Place, was moved to Hart Street from the present Philbrick Road area.

These became the homes of Irish immigrants who settled here from other areas of Brookline, notably Pearl Street.



Jamaica Road, with a variety of "triple deckers"

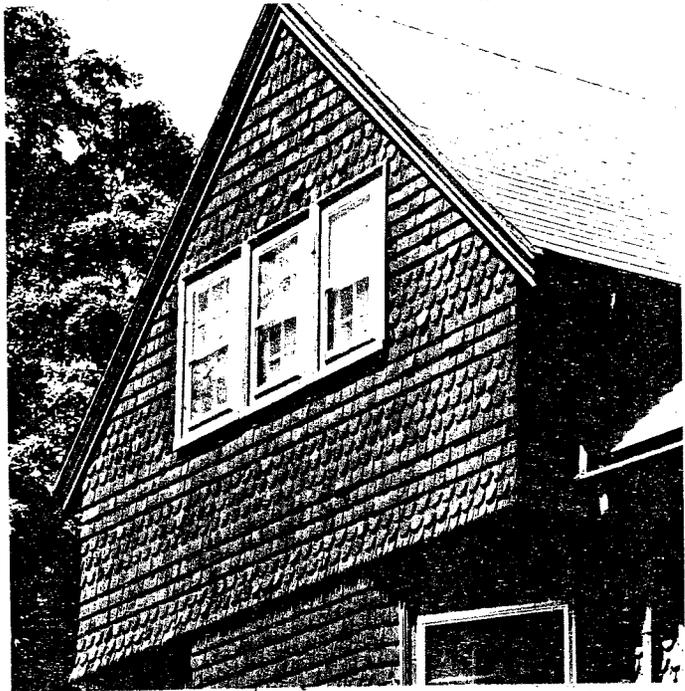
Known for its large number of greenhouses, particularly those owned by James Quinn at the corner of Franklin and Chestnut Streets and by Harriet Vass, situated on what is now Clark Playground, the Point witnessed the construction of most of its housing between the late 1890s, when Quinn subdivided his property along Chestnut Street to Franklin, and the 1920s. During this period, triple deckers, executed in the Queen Anne, Colonial Revival, and Classical Revival styles, began to line Edwin, Mulford, Robert, Prince, Chestnut, and Franklin Streets, providing functional and attractive homes for residents who worked for the town or in the nearby commercial areas. One and two family houses were also constructed. In some cases the architectural details of homes here have been removed or covered during remodeling, but other structures still retain their individuality of design. Non-residential properties of note include the former Town Stables (237 Cypress Street) and the Sewall School (279 Cypress Street). The former dates from 1874 with a substantial addition built in 1898; the latter was constructed in 1892 and is one of three 19th century school buildings remaining in Brookline.

1. Recommendation

This area is proposed for Neighborhood Preservation Area status.

H. Pill Hill

Pill Hill contains one of the most impressive collections of mid to late 19th century houses in the town. Major developers of the area, particularly active after the Civil War, were the Philbrick family, members of the Swedenborgian Church, and the Brookline Land Company. Houses designed in the Mansard, Queen Anne, Stick, Shingle, or Colonial Revival styles were often sited on lots landscaped by Frederick Law Olmsted or his successor firms. At the foot of the hill, bordering Pond Avenue, is Olmsted Park, designed by Olmsted and part of his famed "Emerald Necklace." In addition to single family houses, there are two and three family residences on Acron Road, Walnut Street, and Upland Road.



Shingle patterns on Upland Road

Some of the homes on Walnut Place, Walnut Street and Upland Road are situated on large parcels of land on which additional single family detached houses could be built. However, conservation easements on portions of the property to the rear of three Walnut Place homes have been donated to the town. The former Free Hospital for Women on Pond Avenue, slated for conversion to residential units, has a zoning designation which calls for the preservation of a substantial portion of existing structures and significant architectural features.

Part of Pill Hill was listed in the National Register in 1977; a slightly larger area was voted Brookline's second local historic district by the May 1983 Town Meeting.

1. Recommendations

- a. The following properties are recommended for local landmark designation:

*Tappan-Philbrick House, 182 Walnut Street (#1 on map) — Built in 1822 by John Tappan and said to be the one-hundredth house to be built in Brookline, the Tappan-Philbrick house is of Federal design and particularly unusual because of its stone construction. Under the ownership of the Philbricks, this house was the scene of a number of abolitionist meetings and a stop on the Underground Railroad.

*The Swedenborgian Church, 58 High Street (#2 on map) — In 1860 this Gothic Revival structure, designed by William Ware (of Ware and Van Brunt) and Edward Philbrick was built to serve a number of Swedenborgians who had moved from Boston to Brookline. It was constructed of Roxbury puddingstone with limestone trim; the Stick Style porch and porte-cochere are probably later additions.

- b. The following road is recommended for Scenic Road designation:

*Walnut Street, from High Street to the Warren Street intersection



The Federal style Tappan-Philbrick House

F. LOWER HARVARD/LAWRENCE PLANNING AREA (MAP 8)

National Register recommendations in this area include the United Parish Church; 12 Vernon Street; St. Paul's Church, Parish Hall, and Rectory; 54 Francis Street, and 203 Aspinwall Avenue.

A. Aspinwall Avenue Neighborhood

A portion of this area belonged to Peter Aspinwall who purchased it in 1650, and remained in the hands of his descendants until well into the 19th century.

The area was cultivated as farmland until the late 1860s and early 1870s; a few dwellings then appeared along Aspinwall Avenue and Toxteth, Francis, and Kent Streets. In some cases, the developer was the Aspinwall Land Company. Fine examples of Mansard, Queen Anne, Shingle, and Colonial Revival styles can be found here with decorative details ranging from swag motifs to brackets and from scalloped slate shingles to iron-crested turrets. Kent Square is of special interest, with its row of similarly

designed Queen Anne homes, all built by E. W. E. Tompson in the 1890s.

1. Recommendations

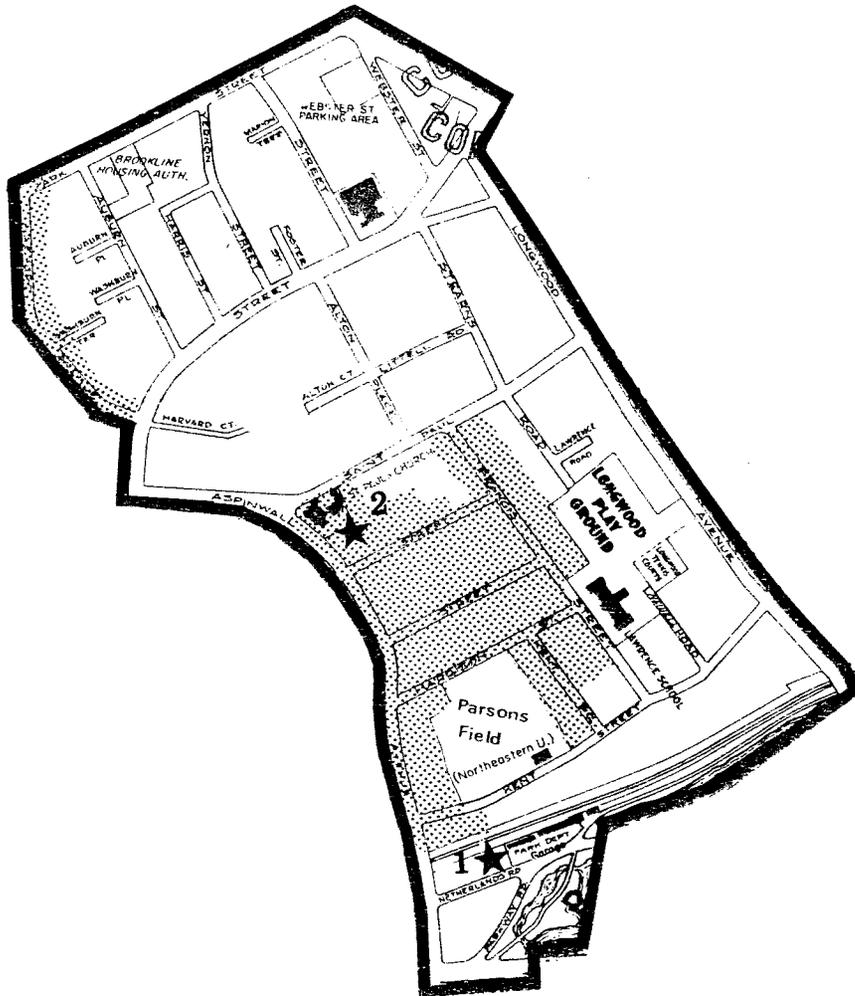
- a. This area is proposed for Neighborhood Preservation Area status.
- b. The following properties are recommended for local landmark designation:

***St. Paul's Church; Parish House; and Rectory, 130 Aspinwall Avenue, 104 Aspinwall Avenue, and 27 St. Paul Street. (#2 on map) -- St. Paul's is one of the earliest structures in the area and is the oldest building in Brookline to have seen continuous use as a church. Built of Roxbury puddingstone, the church was designed in 1851 by the well known architect**



Upjohn's St. Paul's Church

Richard M. Upjohn and has been cited as one of the finest examples of the Gothic Revival style in America. A disastrous fire in 1976 left only the shell



PROPOSED

 **NEIGHBORHOOD PRESERVATION AREAS**

 **LANDMARKS**

1. DUTCH HOUSE
20 Netherlands Rd.
 2. SAINT PAUL'S CHURCH
130 Aspinwall Ave.
- RECTORY
27 St. Paul St.
- PARISH HALL
104 Aspinwall Ave.

MAP 8 LOWER HARVARD / LAWRENCE PLANNING AREA

of the sanctuary intact, and subsequent changes to the building have been substantial. The Parish House was designed in 1896 by Julius Schweinfurth, while the Queen Anne style Rectory was the work of Peabody and Stearns.

B. Harvard/Marion Neighborhood

Commercial and multi-family structures, a few built as early as the 1870s, prevail along Harvard Street, once called the Road to the Colleges and one of the town's earliest streets. Most of the buildings, however, were built in the late 19th and early 20th centuries in a quasi-Colonial Revival style. The United Parish Church, at the corner of Marion Street, was built in 1873, but suffered a fire in 1931



A Harvard Avenue interpretation of the Mansard style

which destroyed all but two walls and the tower. This High Victorian Gothic structure was largely restored to its original appearance by the firm of Allen and Collens.

West of Harvard Street, Harvard Avenue, a block-long street, offers a short but diverse visual text on 19th and

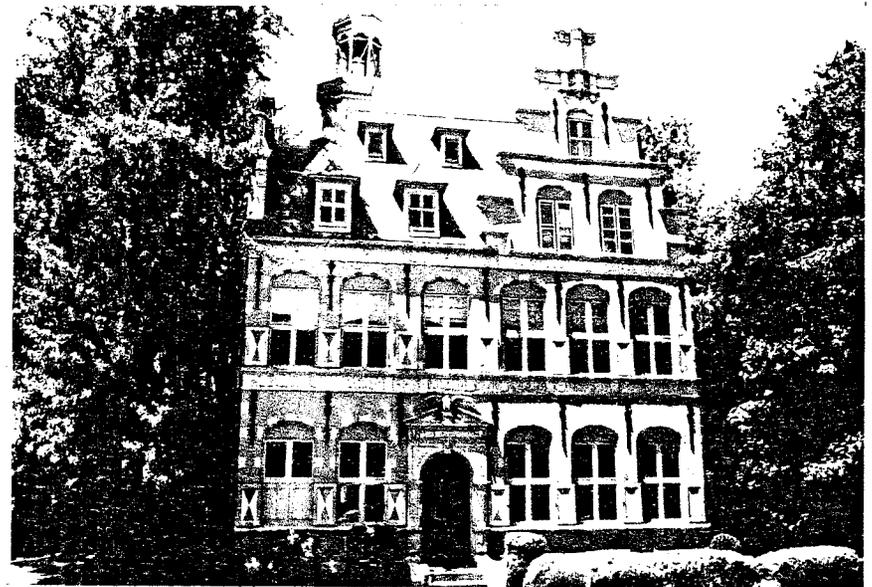
20th century American architecture, including handsome examples of Italianate, Stick, Mansard, and Queen Anne styles, as well as a row of elegant Georgian Revival townhouses and a small apartment building designed in 1943 by architect I.M. Pei, then working in the office of Samuel Glaser.

1. Recommendation

Harvard Avenue is proposed for Neighborhood Preservation Area status.

C. Other Recommendations for Local Landmarks in This Area:

*The Dutch House, 20 Netherlands Road (#1 on map) — Built by the Van Houten Cocoa Company for promotional purposes at the Chicago World's Fair in 1893, this replica of the 16th century Franeker Town Hall in Holland was moved to its present location in 1894 by Charles B. Appleton of Brookline. The street later laid out before it was named Netherlands Road to honor the house.



The Dutch House

G. SOUTH BROOKLINE PLANNING AREA "A" & "B" (MAPS 9 & 10)

Because of its size, the South Brookline Planning Area has been divided into two sections: section "A" focuses on two proposed local historic districts and a number of proposed local landmarks, while section "B" contains sixteen more proposed local landmarks and two recommended Neighborhood Preservation Areas.

Within South Brookline are two National Historic Landmarks: the George Minot House, 71 Sears Road and the Frederick Law Olmsted House, 99 Warren Street; and the Town Green National Register district. Recommended for National Register designation are the Green Hill area and Chestnut Hill neighborhood as well as twenty-eight other properties and sites, including Sargent Pond, Reservoir Park, the Carriage House at Larz Anderson Park, Walnut Hill Cemetery, the Amy Lowell House, Holyhood Cemetery Chapel, the Brandegee Estate, Allandale Farm and the Erosamon Drew Sawmill site. A complete list of recommendations for National Register status can be found in the Appendix.

A. Town Green (See South Brookline Planning Area "A" (Map 9))

The Town Green area, three-quarters of a mile west of Brookline Village, was the earliest social, political, and cultural center of the town. The grassy triangle at the corner of Walnut and Warren Streets is the remnant of Brookline's original Town Green, where a company of Brookline volunteers mustered on April 19, 1775, to join the embattled farmers of Concord and Lexington. Facing it stood the town's first school and the First Parish Meeting House; the burying ground consecrated in 1717 lies just down Walnut Street. The opening of the Worcester Turnpike (Route 9) in 1807, however, turned western travelers away from the bordering Old Sherborne Road (now part of Walnut, Warren, and Heath Streets) and left the Town Green a quiet, rural section, made quieter by the 19th century population shift to Brookline Village.

Today the Town Green neighborhood contains a variety of significant 19th and early 20th century properties, many built in the Shingle, Queen Anne, and Italianate styles. Listed in the National Register in 1980, this area's buildings have seen few alterations or additions which are not in keeping with original intent of the design.

1. Recommendations

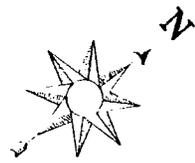
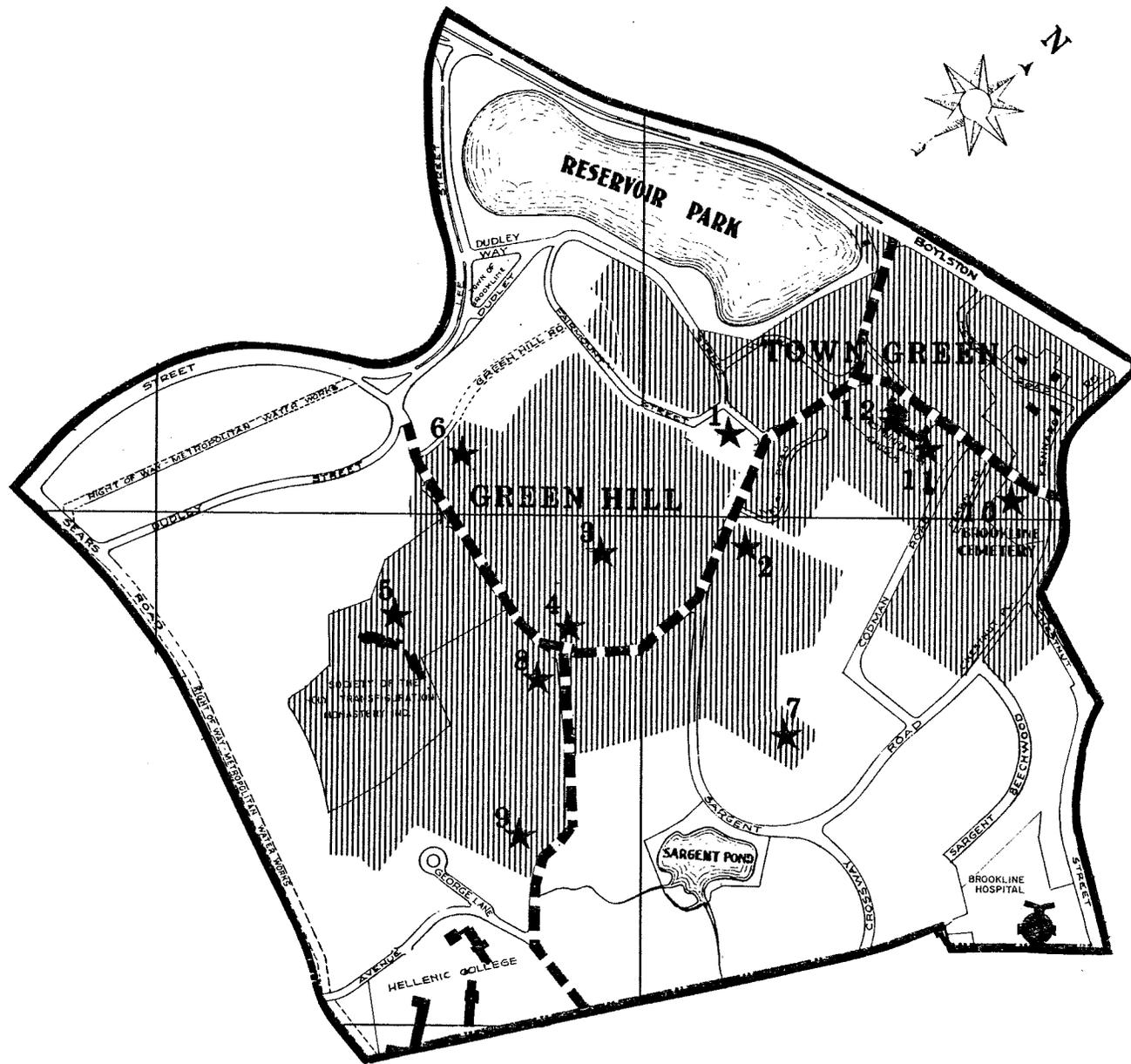
- a. This area should be considered for local historic district designation.
- b. The following properties are recommended for local landmark designation:

*Burying Ground, Walnut and Chestnut Streets (#10 on Map 9) -- Brookline's first cemetery was consecrated in 1717, conveniently close by the original First Parish Church which had been built two years earlier. Although its tombstones read like a roll call of the town's most illustrious citizens, the slaves of the Boylston and Sewall families are also interred here.



The Old Burying Grounds on Walnut Street

*Pierce Hall, 382 Walnut Street (#11 on map 9) -- Brookline's first Town Hall was built of puddingstone with granite trim and facing in 1824; its architectural influences are a mixture of Federal and Greek Revival styles. Built to replace an old schoolhouse,



PROPOSED

 LOCAL HISTORIC DISTRICTS

 SCENIC ROADS

 LANDMARKS

1. FREDERICK LAW OLMSTED HOME
99 Warren St. (FAIRSTED)
2. 130 WARREN ST.
3. INGERSOLL-GARDNER HOUSE
135 Warren St.
4. NEHEMIAH DAVIS HOUSE
215 Warren St.
5. SCHLESINGER ESTATE
278 Warren St.
6. JOHN WARREN HOUSE
305 Warren St.
7. IGNATIUS SARGENT HOUSE
209 Sargent Rd.
8. PERKINS-RICHARDSON HOUSE
25 Cottage St.
9. COOK COTTAGE
85 Cottage St.
10. ORIGINAL "BURYING GROUNDS"
Walnut St.
11. PIERCE HALL
382 Walnut St.
12. FIRST PARISH CHURCH
400 Walnut St.

MAP 9 SOUTH BROOKLINE PLANNING AREA "A"

the small freestanding structure did not lose entirely its educational function; school was held on the first floor while the upper story was reserved for town business, Town Meeting and visiting lecturers. Town Hall was moved to a new building on Washington Street in 1845 and after several quiescent decades, the old building was incorporated into the body of the First Parish Church in 1906, when it was named Pierce Hall to honor a former minister.

*First Parish Church, 400 Walnut Street (#12 on map 9) — The First Parish Church is the fourth building of that name to stand on or near its present site; the first was built in 1715. It was the home of Brookline's first, and for over a century, only church congregation; not until 1828 did another church (Baptist) come to town, and town and First Parish records were not separated until 1833. The present First Parish Church was designed in 1893 by Shepley and Rutan, successor firm to H.H. Richardson, and its heavy stone walls and Romanesque arches strongly reflect Richardson's influence.

- c. The following road is recommended for Scenic Road designation:

*Warren Street, from Boylston Street to Welch Road, its border with the Green Hill area.

B. Green Hill

South of the Town Green lies Green Hill, an area which during most of the 17th century was used for agricultural purposes. At the end of the 18th century, George Cabot, the first of a number of prosperous Boston merchants to do so, decided to make his summer home here, and between 1793 and 1806 a number of houses were built in a "plantation" or West Indies style, reflecting the voyages of their owners. As the 19th century progressed, other large houses on sizable pieces of land were built in the Gothic Revival, Shingle, and Jacobethan styles.

Now a neighborhood of old and architecturally distinguished homes, Green Hill has retained much of its 19th

century flavor, due, in part to the winding roads, low stone walls, careful retention of landscape features, and relatively unaltered late 18th and early 19th century residences. The sizable structures, sited on large lots, which are now used for residential or private institutional purposes will undoubtedly be subject to development pressures in the coming years. Subdividing these properties or altering them for more intensive use should be undertaken with careful consideration for their historical and architectural significance as well as landscape features.

1. Recommendations

- a. This area should be considered for local historic district designation.
- b. The following properties are recommended for local landmark designation:

*130 Warren Street (#2 on map 9) — This house, a variation on the Gothic Revival style, dates from 1840. It was built by Stephen Perkins, son of Samuel Perkins who lived nearby at 25 Cottage Street.

*Ingersoll-Gardner House, 135 Warren Street (#3 on map 9) — Young Captain Nathaniel Ingersoll built himself a stately clapboard home with an elegant arched gallery in 1806, on land which had originally been part of George Cabot's Green Hill estate. His beautiful house cost him dearly, however, and he was never able to repay the debts he incurred in its construction. In 1842, the house became the property of John Lowell Gardner; it has been owned by members of his family ever since.

*Nehemiah Davis House, 215 Warren Street (#4 on map 9) — "Old Green Hill", also known as the Nehemiah Davis House for its first owner, was a simple farmhouse, built c. 1742, which was much enlarged and altered by Senator George Cabot, who purchased the property in 1793. Cabot gave his country estate a "plantation style" front extension, two bay windows, and the name "Green Hill." Later

owners added a delicate fanlit interior door which had come from an early 18th century house in Brookline Village.



"Plantation style" front, as presented by the Nehemiah Davis House

*Schlesinger Estate, 278 Warren Street (#5 on map 9) — One of the very few Jacobethan type mansions in Brookline, the Schlesinger estate, also known as "Southwood", was designed by New York architect George Harney in 1880. In addition to its 200 foot facade, the house features a four story square tower. Frederick Law Olmsted landscaped the twenty-two acres which once surrounded the main house, built for art patron Barthold Schlesinger. It is now owned by the Holy Transfiguration Monastery.

*John Warren House, 305 Warren Street (#6 on map 9) — The home of John Warren, stonemason, built some time between 1812 and 1825, is perhaps the most beautiful Federal style house remaining in Brookline. Its refined proportions, shallow hipped roof, delicate details, and fanlit doorway provide textbook illustrations of the style.

*Ignatius Sargent House, 209 Sargent Road (#7 on map 9) — Built in 1845 by Boston merchant Ignatius Sargent, this "Bracketed Mode" or Picturesque style sandstone house was probably designed by Richard

Upjohn. It was one of three main residential structures on the Sargent Estate, world famous for its landscape and horticultural specimens.



Sargent's Pond, part of "Holm Lea", the former Sargent Estate

*Perkins-Richardson House, 25 Cottage Street (#8 on map 9) — Samuel Gardner Perkins, a Boston merchant who had visited the West Indies several times, built himself this large frame house with its plantation verandah as a summer home in 1803. An enthusiastic horticulturalist, he cultivated his "famous Brookline orchards" for over forty years. The property's chief distinction, however, was as the home and office of the great American architect, H.H. Richardson, who came to Brookline in 1874 to oversee the construction of his Trinity Church in Boston and who lived here until his death in 1886.

*Thomas Cook Cottage, 85 Cottage Street (#9 on map 9) — One of two wooden cottages built by Captain Isaac Cook for his sons, 85 Cottage Street never saw its intended owner who died several months before the house was completed. A fine example of the Gothic Revival style with pointed arched windows, overhangs, and steeply pitched roof, it dates from 1827 and was surrounded by grounds landscaped in the picturesque style.

- c. The following roads are recommended for Scenic Road designation:

*Warren Street, from its border with the Town Green area to Welch Road, to Dudley Street.

*Cottage Street, from Warren Street to Perkins Street.

C. Walnut Hill Neighborhood (See South Brookline Planning Area "B" - Map 10)

There are written accounts of an Indian Village on the south side of Walnut Hill; the site was chosen apparently because of a spring. By the 1780s this neighborhood made up part of the 270 acre farm of Ebenezer Craft, but like some other parts of South Brookline, saw little development until the 1920s and 30s. Many of the houses have brick or stucco exteriors and are designed in variations of the Colonial or neo-Tudor style.



A neo-Tudor style residence in South Brookline

1. Recommendations

The following property is recommended for local landmark designation:

*Thaddeus Jackson House, 15 Alberta Road. (#15 on map 10) — Although this clapboard house was built in

1820, its style, that of an early 18th century New England farmhouse with an exaggerated "cat-slide" roof, reflects an earlier architecture.

D. Heath-Sheafe Streets Neighborhood

This neighborhood is dominated by two types of houses: triple deckers, built between 1890 and 1910, and two family houses, built between 1910 and 1927. Interspersed are older homes, some built as single family dwellings. The most outstanding physical feature of the area is Holyhood Cemetery, opened in 1857, the oldest Catholic cemetery in the Boston area.

During the 17th and 18th centuries, this area consisted of farms and woodlots for absentee landowners. During the last quarter of the 19th century, however, the large parcels were subdivided into smaller farms, worked by their resident owners.

Similar size, scale, and building materials contribute to the homogeneity of the neighborhood which is bounded on one side by the cemetery and on two sides by the heavily travelled thoroughfares of Hammond Street and Route 9. A recently successful "downzoning" effort reflects the commitment of the neighborhood to maintain its residential nature.

1. Recommendations

- a. This area is proposed for Neighborhood Preservation Area status.
- b. The following property is recommended for local landmark designation:

*Stone Barn, Cemetery Drive (#6 on Map 10) — This 1911 structure was designed by local contractor James Driscoll to be used as a stable, storehouse, and service building for Holyhood Cemetery. Large stone barns are a rarity in the Boston area, and this one's architectural quality, as seen in the granite quoins window surrounds, and string coursing, is unmatched.

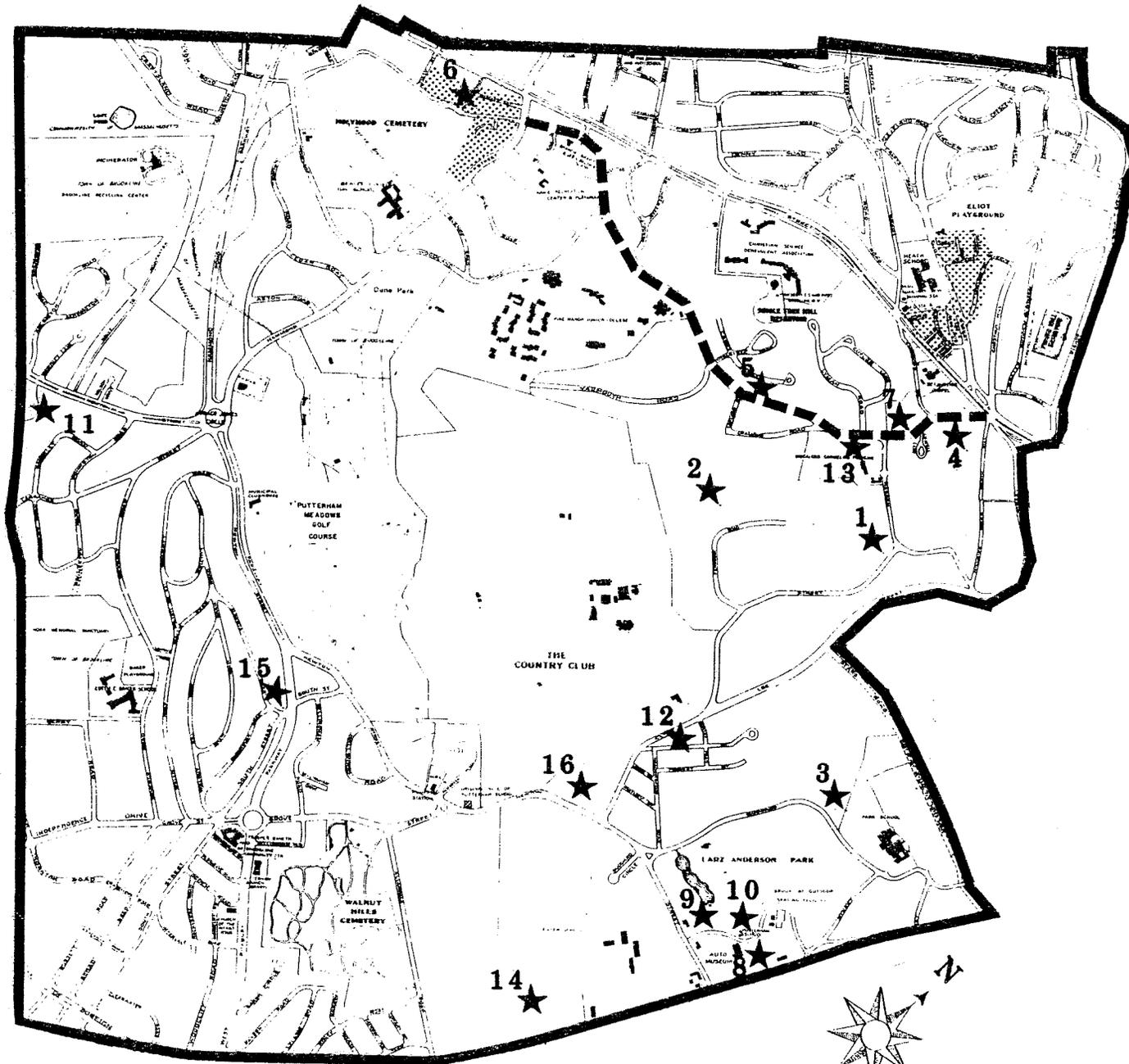
PROPOSED

 NEIGHBORHOOD PRESERVATION AREAS

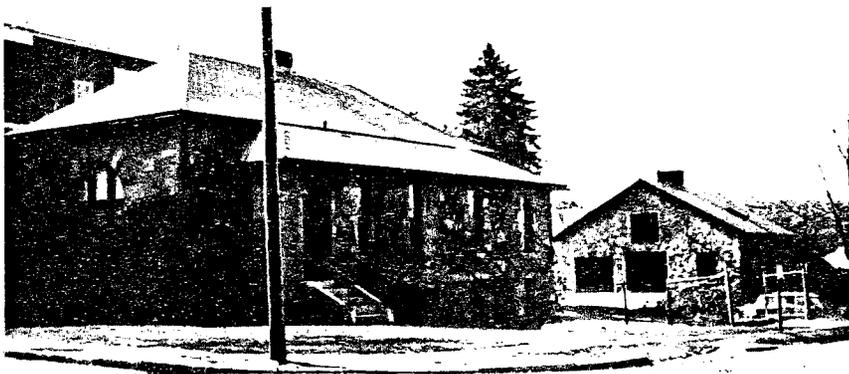
 SCENIC ROADS

 LANDMARKS

1. SHATUCK ESTATE
450 Warren St.
2. FERNWOOD ESTATE
155 Clyde St.
3. JOHN GODDARD HOUSE
235 Goddard Ave.
4. EBENEZER HEATH HOUSE
30 Heath St.
5. BENJAMIN WHITE HOUSE
203 Heath St.
6. STONE BARN
Cemetery Drive
7. SIMON ELLIOT HOUSE
61 Heath St.
8. LARZ ANDERSON CARRIAGE HOUSE
Larz Anderson Park
9. WIDOW HARRIS HOUSE
21 Newton St.
10. PUTTERHAM SCHOOL
Larz Anderson Park
11. SAWMILL SITE
Newton St. near Town Line
12. LARKIN'S
286-288 Clyde St.
13. LOUIS CABOT ESTATE
514 Warren St.
14. BRANDEGEE ESTATE
280 Newton St.
15. THADDEUS JACKSON HOUSE
15 Alberta Rd.
16. ISAAC CHILD HOUSE
209 Newton St.



MAP 10 SOUTH BROOKLINE PLANNING AREA "B"



The stone office and barn of Holyhood Cemetery

E. Chestnut Hill

In 1650 a group of English settlers came to the area now known as Chestnut Hill which at that time was inhabited by the Nipmuck branch of the Massachusetts Indian tribe. Over a period of years, these new arrivals turned meadows and bogs into farmland. More than a century later, Francis and Henry Lee began the development of a suburban community, initially for their friends and relatives.



One of the Chestnut Hill neighborhood's Shingle Style residences

Like the earlier Lawrence and Sears enterprises in Cottage Farm and Longwood, the conversion of farmland into a residential neighborhood was directly related to the extension of Beacon Street from what is now Kenmore Square to Newton Centre, and to the arrival of the railroad, with a stop near the present MBTA station. Chestnut Hill developed slowly, with an intensive construction period between 1890 and 1910. No other Brookline neighborhood contains so many examples of the Shingle style, nor so many houses designed by the Boston firm of Chapman and Frazer. A small number of buildings, mostly houses, are occupied by a private school, while the former home of architect Herbert Jaques is now owned by Maryknoll Fathers.

1. Recommendations

There are no recommendations at this time.

F. Ackers - Eliot Neighborhood

The residential neighborhood which abuts the Heath School to the north and east is comprised of one, two, and three family homes, most of which were built between 1870 and 1920. In the late 1860s and early 1870s a handful of largely Irish families made their homes here. Farming was a major activity almost to the end of the 19th century, and those residents who did not farm their own land at that time worked on the large estates south of Boylston Street.

Shingle and clapboard exteriors predominate; there are instances in which artificial siding application has caused the removal of architectural details around windows, doors, and cornices. Similar siting, sideyards, and setbacks contribute to the visual continuity of the area as does the prevailing influence of the Colonial Revival and Arts and Crafts styles.

Warren Field, formerly the Eliot Recreation Center, was once the William Ackers farm. By the early 17th century, however, a village and burial ground of the Nipmuck branch of the Massachusetts Indian tribe are said to have existed on or near this site.



Ackers Avenue house

1. Recommendation

This area is proposed for Neighborhood Preservation Area status.

G. Other Recommendations for Local Landmark Designation in This Area

*Frederick Law Olmsted House, 99 Warren Street (#1 on Map 9) — "Fairsted", the home and office of landscape architect Frederick Law Olmsted, is a National Historic Site, managed by the National Park Service. The clapboard house in which Olmsted lived was built by farmer Joshua Clark in 1809; Olmsted built a cottage nearby for the Misses Clark when he bought the property from them in 1883. The additions and alterations which he made were for his offices in which he drafted the plans for Franklin Park, Morningside Park, the Columbian Exposition Grounds, and "Biltmore", the Vanderbilt estate in North Carolina.

*Shattuck Estate, 450 Warren Street (#1 on map 10) — The main house on the Shattuck Estate, designed in the Picturesque style, was built c. 1850 by Eliza Cabot on land which her father, Thomas Handasyd Perkins, had purchased in 1799. One of Boston's wealthiest "merchant princes" and benefactor of a school for the blind named in his honor, Perkins was also an avid gentleman gardener who grew pineapples, grapes, strawberries, nectarines, and camellias in his early 19th century greenhouses.

*Fernwood, 155 Clyde Street (#2 on map 10) — A textbook example of the Jacobethan style, popular at the end of the 19th century and beginning of the 20th, this mansion was built in 1909 for New York merchant, Alfred Douglass. The interior framing of the house contains no wood; rather it is constructed of steel beams and terra cotta arches.

*Simon Elliot House, 6 Heath Street (#7 on Map 10) — The house built for General Simon Elliot in 1824 is Brookline's earliest Gothic Cottage, as well as being a delightful example of that romantic style. General Elliot was father-in-law to Thomas Handasyd Perkins, one of 19th century Boston's wealthiest men.

*Larz Anderson Carriage House, Larz Anderson Park (#8 on Map 10) — This large complex brick and stone structure was once the carriage house of "Weld", the estate inherited by Isabel Perkins Anderson. Designed by Edward Wheelwright in 1889 in the Chateausque style, the building is now owned by the town.

*Widow Harris House, 21 Newton Street (#9 on Map 10) — The small gambrel-roofed frame house built for the widowed Mrs. Timothy Harris between 1772 and 1796 is a typical modest 18th century farmhouse and one of the last remaining in Brookline. It is now owned by the town.

*Putterham School, Larz Anderson Park (#10 on Map 10) — The old South District schoolhouse of 1768

formerly stood at Putterham Circle where it remained in use until the early 1920's. Approximately 200 years after it was built, the one-room school was moved to its present location in the park by the Brookline Historical Society, which maintains it as a small museum. Its clapboards have been restored to their original brick-red color and it is furnished as it might have been in the late 19th century.

*Sawmill Site, Newton Street, near town line (#11 on Map 10) — Erosamon Drew purchased 64 acres of wooded land along Palmer's Brook in the late 17th century to establish Brookline's first and only sawmill. His simple house stood on this site from 1693 to 1873.

*Larkin's, 286-288 Clyde Street (#12 on Map 10) — In 1900 Mortimer Sullivan built his small grocery and variety store to accommodate residents of the area. The building has been owned by members of the Larkin family since 1920, and although converted to completely residential use, it retains its early storefront and twin gas pumps.



"Larkin's" on Clyde Street, with its gas pumps and original storefront

*John Goddard House, 235 Goddard Avenue (#3 on Map 10) — This foursquare farmhouse, built in 1767, with its stout central chimney was the home of John

Goddard, Brookline's earliest historian and a Revolutionary War patriot who was "wagon master general to the army of the twelve united Colonies".

*Ebenezer Heath House, 30 Heath Street (#4 on Map 10) — Built in 1791 for Ebenezer Heath and his bride Hannah Williams, this fine early Federal style house reflects the prosperity and even elegance which some prominent early Brookline families enjoyed. The Heath name has been preserved in a public school and the street on which they lived.

*Benjamin White House, 203 Heath Street (#5 on Map 10) — Benjamin White, who owned 180 acres on both sides of the Sherborne Road (now Heath Street), built this large clapboard house in 1790. It shows the transition between Georgian and Federal styles, giving evidence, in its pedimented front door and hipped roof, of both.

*Louis Cabot Estate, 514 Warren Street (#13 on Map 10) — With help from the prominent architect R. Clipston Sturgis, Louis Cabot designed his own Jacobethan mansion with stepped Flemish gables in 1895. It is now owned by the Discalced Carmelite Fathers, a reform order of Roman Catholic friars.

*Brandegge Estate, 280 Newton Street (#14 on Map 10) — Originally known as Faulkner Farm, this hillside property became an estate at the end of the 19th century when in 1894, Mary Pratt Sprague (later Mrs. Edward Brandegge) commissioned architects Little, Brown, and Moore to design a two and one-half story clapboard house which was encased in brick and enlarged ten years later. The grounds of the Renaissance Revival mansion were landscaped by Charles Platt in 1897. Now owned by a trust, the estate recently housed the American Academy of Arts and Sciences.

*Isaac Child House, 209 Newton Street (#16 on Map 10) — The Isaac Child house does not tell its

age; the symmetrical clapboard building would appear to date from the 1790s and appears in an inventory of houses taken in 1796. There is evidence, however, that somewhere within these walls is an earlier structure, built prior to 1740. Whatever the truth, it is one of Brookline's 18th century homes and deserves recognition as such.

H. Other Recommendations for This Area

- a. The following road is recommended for Scenic Road designation:

*Heath Street, from Boylston Street to Hammond Street.

- b. The following site is recommended for Scenic View designation:

*The hills at Larz Anderson Park, looking north and northeast.

H. BEACON STREET

Beacon Street has always been commercial/residential in nature since it was laid out in the mid-19th century as a county way. Today, there are three commercial areas: Lower Beacon, from St. Mary's to Carlton Street; Coolidge Corner; and Washington Square.

Brookline's portion of Beacon Street, which has been recommended for National Register designation, was constructed in 1850-51, but its present design derives from the concepts and plans of Frederick Law Olmsted and John Charles Olmsted who in 1886 proposed the transformation of a narrow road into a 160 foot wide boulevard with one avenue for commercial/through traffic and one for pleasure driving. The introduction of the first electric streetcar in the country on to Beacon Street in 1889 was an important event in the emergence of Brookline from an agricultural community into a "streetcar suburb."

There are three major categories of buildings on Beacon Street in Brookline: commercial, residential, and religious /institutional. Typical residential Beacon Street buildings



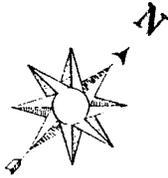
Richter Terrace

are brick, three or four stories in height with flat roofs, and have flat facades alternating with rounded bays and elaborate cornices, often trimmed with modillions. Stone trim is found particularly around the windows and doors. Most of these types were built as attached single family homes or attached "triple deckers" and date from the mid-1890s through 1910. Today they are either condominiums, apartment buildings, rooming houses, or offices, with units often smaller than originally designed.



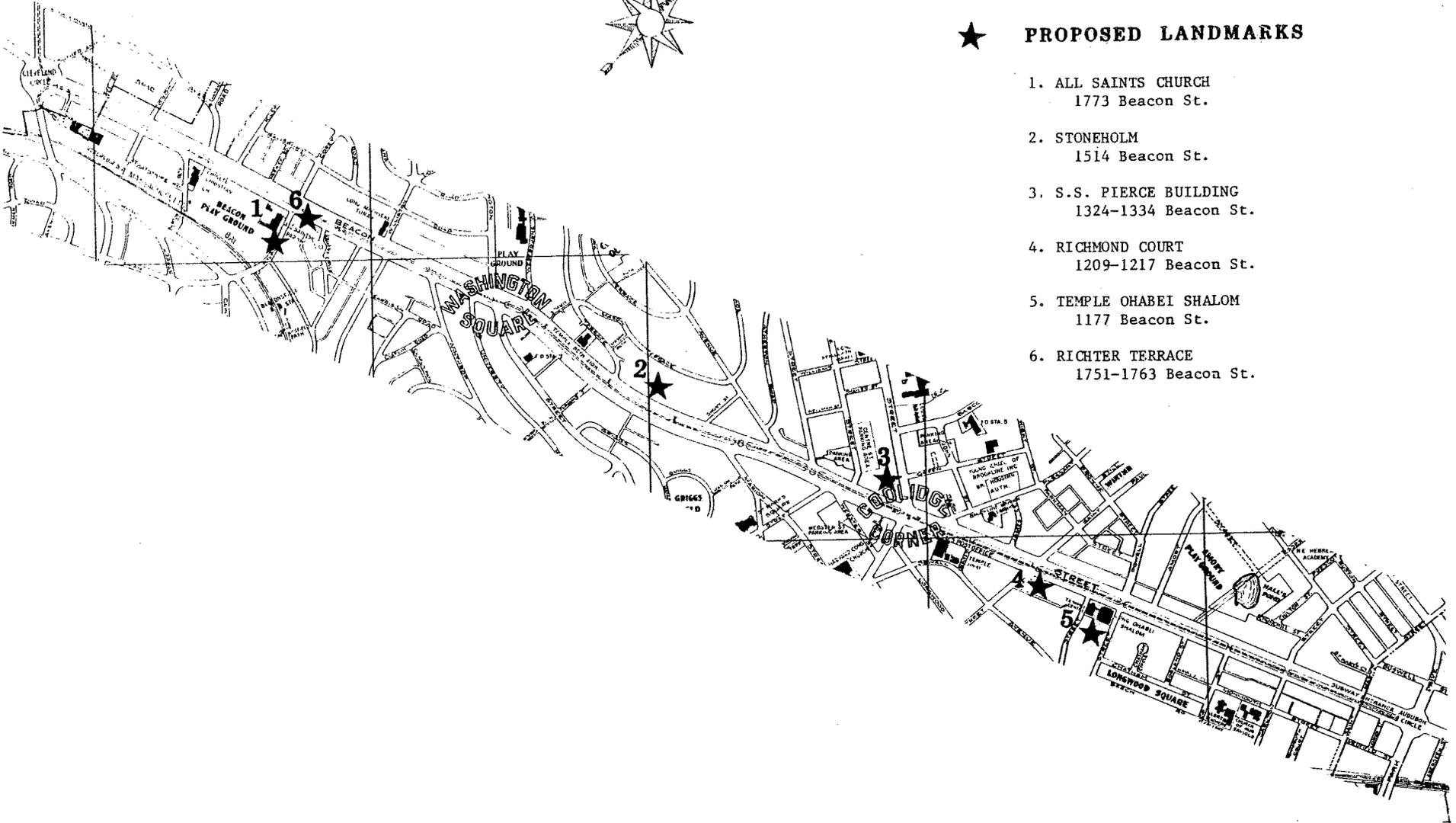
The visual rhythm of Beacon Street's rounded bays

Over the past decade, through the design review efforts of the Planning Board and Planning Department based on the Environmental Impact and Design Review section of the



★ PROPOSED LANDMARKS

1. ALL SAINTS CHURCH
1773 Beacon St.
2. STONEHOLM
1514 Beacon St.
3. S.S. PIERCE BUILDING
1324-1334 Beacon St.
4. RICHMOND COURT
1209-1217 Beacon St.
5. TEMPLE OHABEI SHALOM
1177 Beacon St.
6. RICHTER TERRACE
1751-1763 Beacon St.



MAP 11 BEACON STREET

zoning by-laws (specifically the "Heritage" and "Specific Standards for Beacon Street" portions), considerable improvement has come to the street, which is the commercial spine of Brookline. Lined with many of the town's best known landmarks, Beacon Street serves as a linear connection between a number of distinctive neighborhoods.

Changing commercial and housing patterns -- for example, the growth of the Chestnut Hill Mall and new forms of ownership of multi-family structures -- have brought pressures tending to alter the architectural fabric of Beacon Street. Section 5.09 (d) (12) (i-iii) of the zoning by-law deals with new structures or alterations to existing structures on Beacon Street as follows:

(i) A front setback may be required greater than would be required under Section 5.54(b), if deemed necessary to preserve the line of existing facades where this is essential to the purposes of this Section.

(ii) Where preservation of the existing roof or cornice line of adjoining buildings is considered necessary to the preservation of the desirable visual quality and property values of a particular part of Beacon Street, conformance



Unaltered entrances to Beacon Street apartments

with that roof or cornice line may be required; or, in the case of new buildings permitted to be taller than such adjoining buildings, a setback of the building may be required at the level of the adjoining roof or cornice line.

(iii) Where the nature of the following design features is considered significant to the preservation or enhancement of the desirable visual quality and property values of a particular part of Beacon Street, any new structure or alteration shall be harmoniously related to nearby pre-existing structures in terms of color, materials, scale, and such design elements as door and window size and location, in addition to signs, setbacks, roof and cornice line, and other major design elements.

Prior to the current design review standards, many of the finer Beacon Street buildings were altered in ways which destroyed their architectural character. The building at 1394-1408 is a prime example, having been subject to partial demolition, damaging masonry cleaning, and a string of inappropriate additions. Although the present standards can discourage such large-scale abuse of historic fabric, they fail to prevent specifically the gradual erosion of a building through removal of original doors, windows, and other architectural features. Since many of the buildings are connected, or part of a larger unit such as 1751-1763 Beacon Street, it is important to realize that changes to one part can have a direct effect on the present and future visual appearance of the rest of the ensemble.

1. Recommendations

a. The following properties are recommended for local landmark designation:

*Temple Ohabei Shalom, 1187 Beacon Street (#1 on Map -- Although Ohabei Shalom, designed by not built until 1927, it houses the oldest Hebrew congregation in Boston, and second oldest in New England.

*Richmond Court Apartments, 1209-1217 Beacon Street (#2 on Map) -- Designed in 1898 by Ralph Adams Cram, who later described it as "the

counterfeit presentment of a great Tudor mansion", Richmond Court is probably the first American example of a courtyard apartment building. Facing Beacon Street, the red brick complex nevertheless surrounds an open court, planned to hold flowers and a fountain, which affords the occupants respite from the noise and traffic of the busy street on which they live.

*The S. S. Pierce Building (Whitney Hall), 1324 Beacon Street (#3 on Map) — Commissioned by S.S. Pierce Company, importers and purveyors of fine groceries, and designed by Boston architects Winslow and Wetherell, this distinguished Medieval style building with a corner tower was completed in 1899, and remained a branch of S.S. Pierce for over 50 years. The upper floor, now used for offices, was originally a "splendid Audience Room, to be let for theatricals, concerts and parties"; it was named Whitney Hall for Henry M. Whitney, the developer of Beacon Street.

*The Stoneholm Apartment House, 1514 Beacon Street (#4 on Map) — Generally recognized as the masterpiece of Brookline architect Arthur Bowditch, this French Renaissance chateau was built in 1907. Architectural historian Douglass Tucci writes, "The Stoneholm is the most magnificent building of its type in greater Boston - a splendid Baroque extravaganza that holds the high ground above Beacon Street with great distinction."

*Richter Terrace, 1751-1763 Beacon Street (#5 on Map) — Designed in the Chateausque style in 1889 by Boston architects Fehmer and Page, Richter Terrace was built as seven attached townhouses and was the first of the nine "Beaconsfield Terraces".

*All Saints Church, 1773 Beacon Street (#6 on Map) - - Ralph Adams Cram, the architect for the Church of St. John the Divine in New York City, designed All Saints Church in Brookline in 1894. Although not as celebrated as Cram's All Saints Church in Ashmont,

All Saints Brookline also reflects his own austere version of the Gothic style.

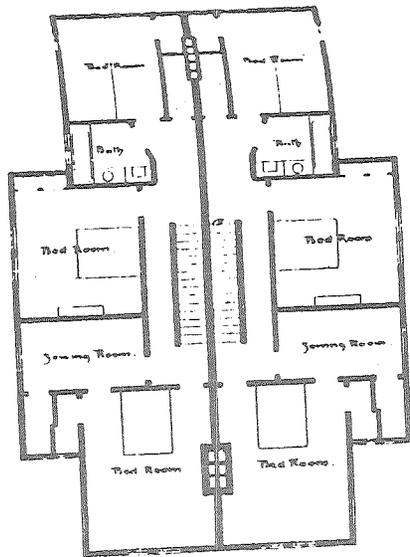
- b. It is recommended that the guidelines offered in the proposed revision to the "Heritage" standard, found in the legislative recommendations of this Plan, also be integrated into the "Special Standards for Beacon Street." It is further recommended that other



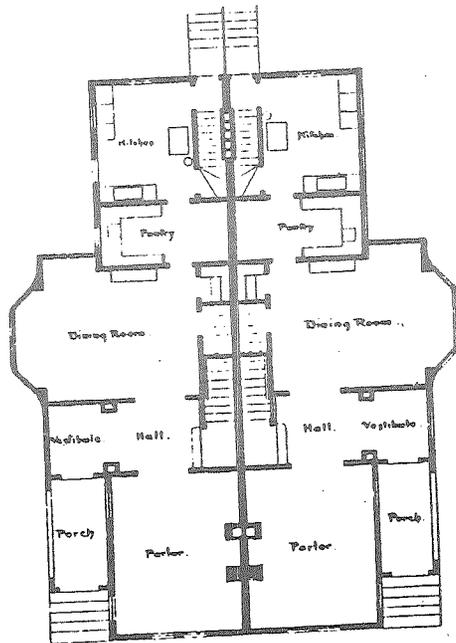
The Chateau-inspired Stoneholm

guidelines be developed which will enhance the commercial and residential character of the street and incorporate state-of-the-art methods of energy conservation and masonry preservation, while preventing irreversible changes to significant architectural fabric.

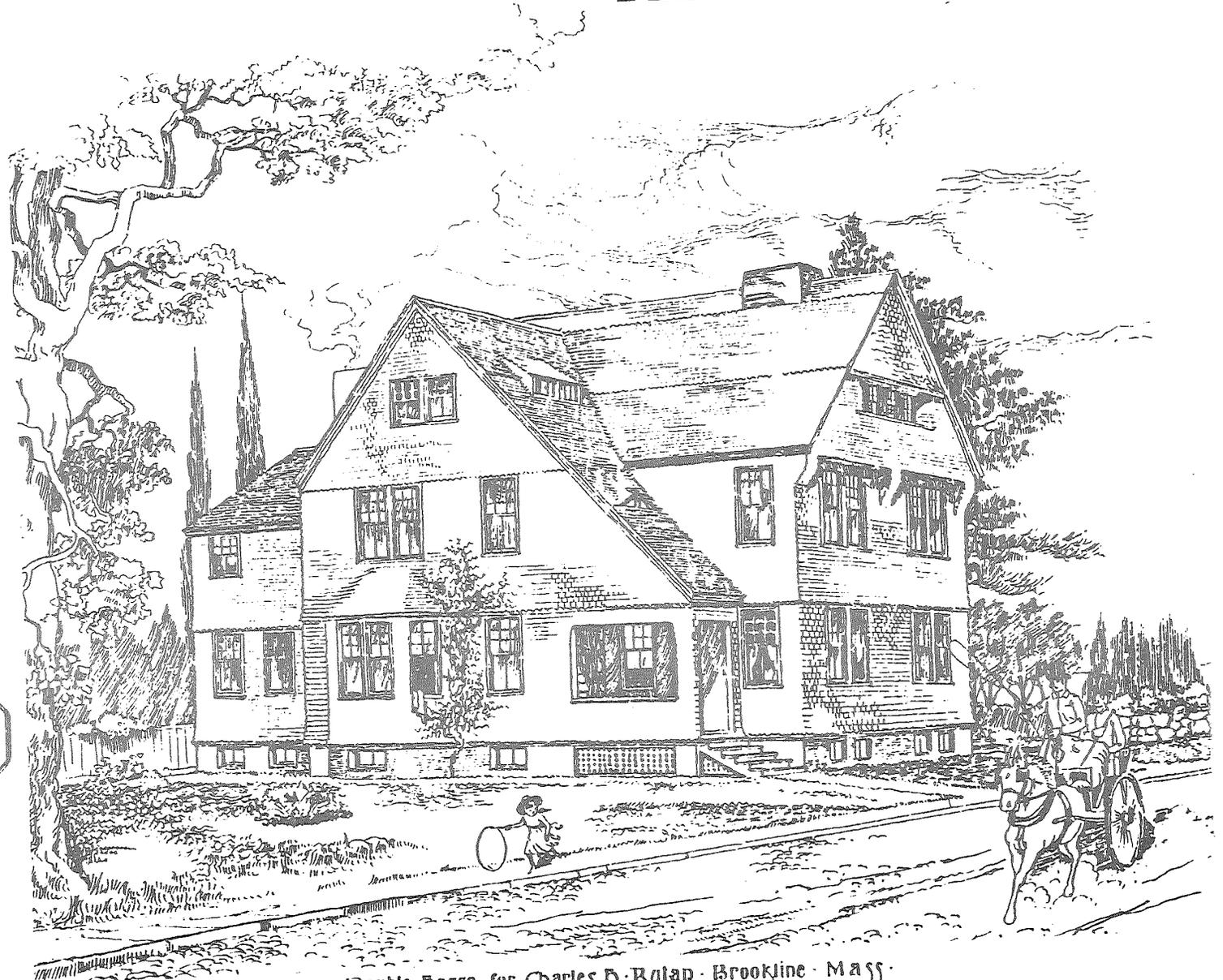
APPENDICES



Second Floor Plan.



First Floor Plan.



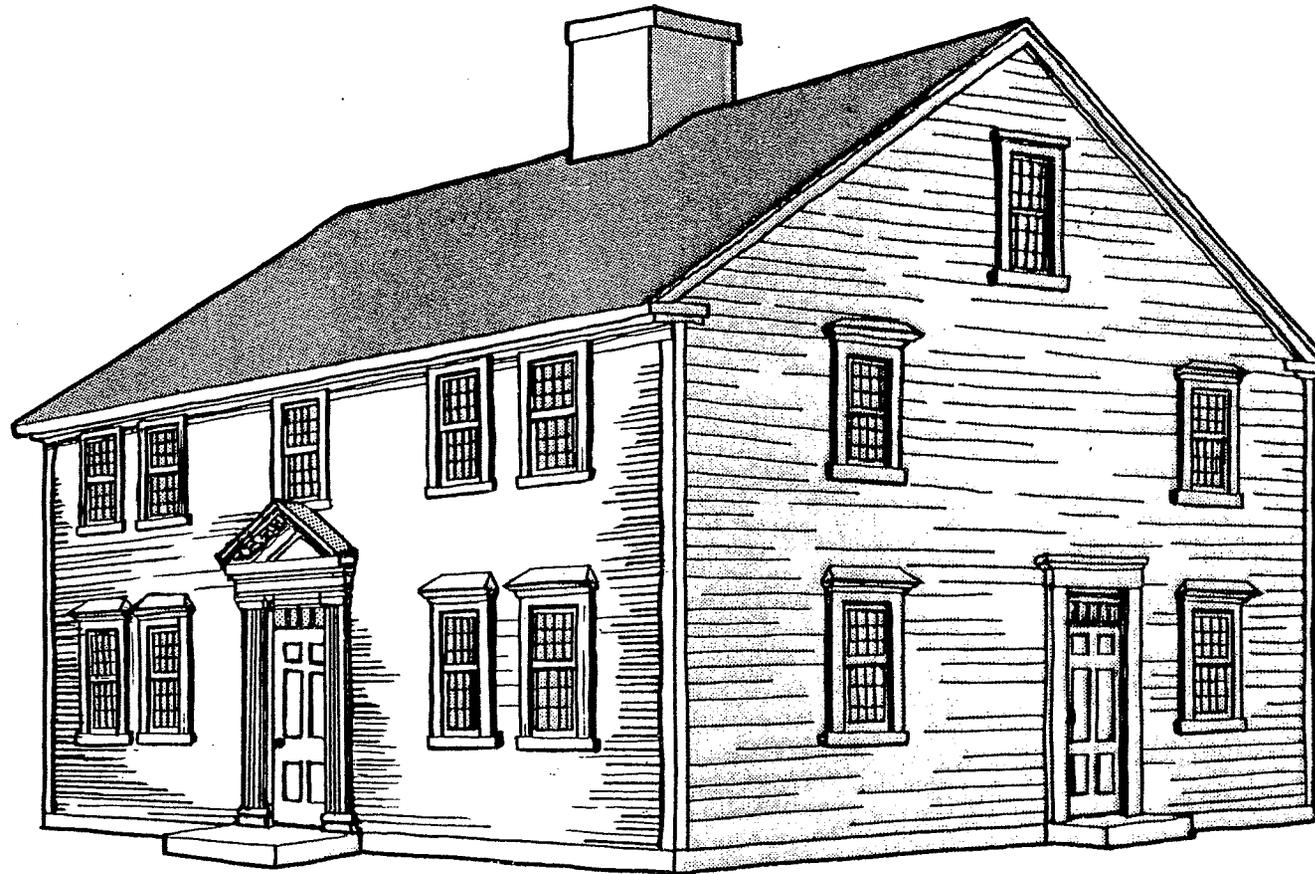
Double House for Charles H. Rulan - Brookline - Mass.
AMERICAN ARCHITECT AND BUILDING NEWS, MAY 2 1905

A. ILLUSTRATED GLOSSARY OF ARCHITECTURAL STYLES

Georgian 1720-1780

Simple or vernacular example

Illustration shows a plain, boxy building which is symmetrical and has a minimum of classical trim.



Some things to look for are

- classical trim framing the front door —pediment, entablature and grooved (fluted) pilasters
- house sits close to the ground
- wide side walls
- narrow, almost flat trim along the side edges of the roof (flush eaves)
- windows with many small panes (12/12)

- windows that fit tightly under front roof eaves
- windows with small hip roofs over projecting window frames

Other things to notice are

- large central chimney
- row of glass panes (transom) set directly over the door

Greek Revival 1830 - 1860
Simple or vernacular example

Illustration shows a narrow-fronted building with simple classical trim applied at the roof eaves and in corners.

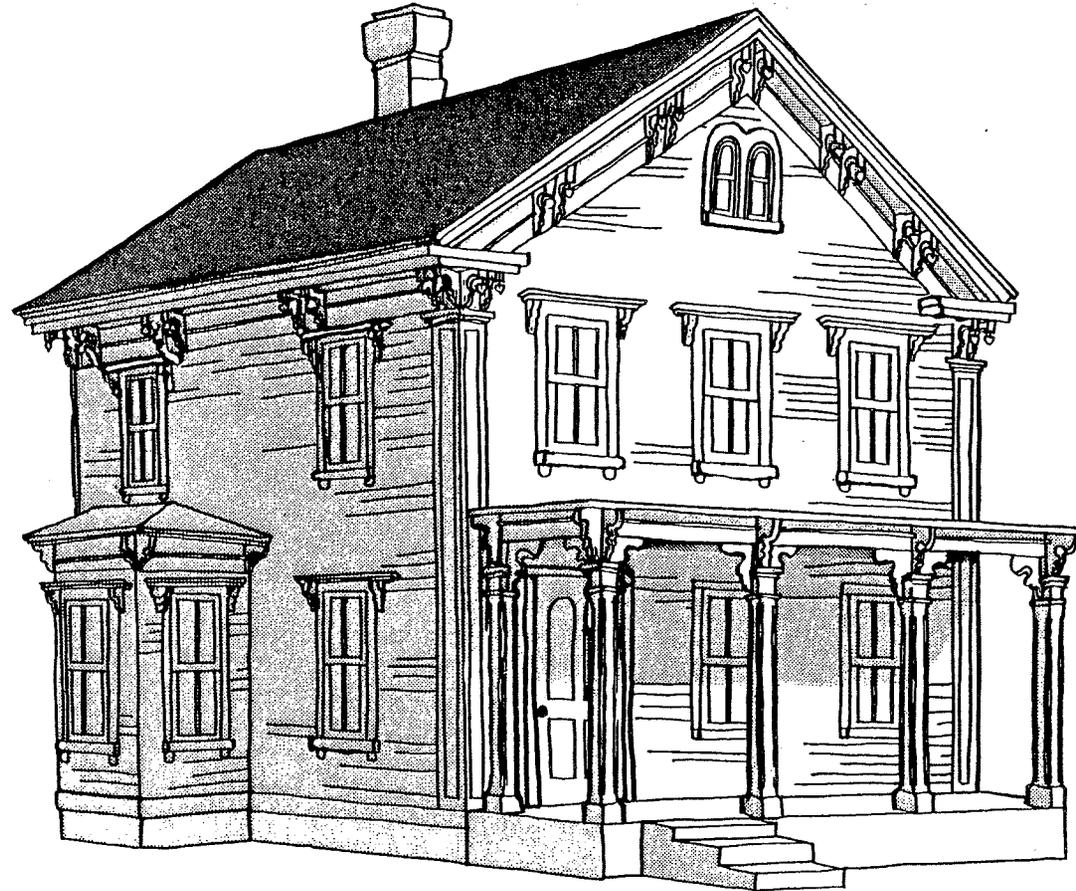


Some things to look for are

- pediment**
- entablature at front and side roof eaves**
- pilasters at corners**
- entrance with a row of glass panes (transom)
at the top and long sidelights**
- small window panes (6/6)**
- entablature and pilasters that frame the doorway**

Italianate 1840 - 1880
Simple or vernacular example

Illustration shows a narrow-fronted building with a boxy form and trim that is sometimes based on classical designs.

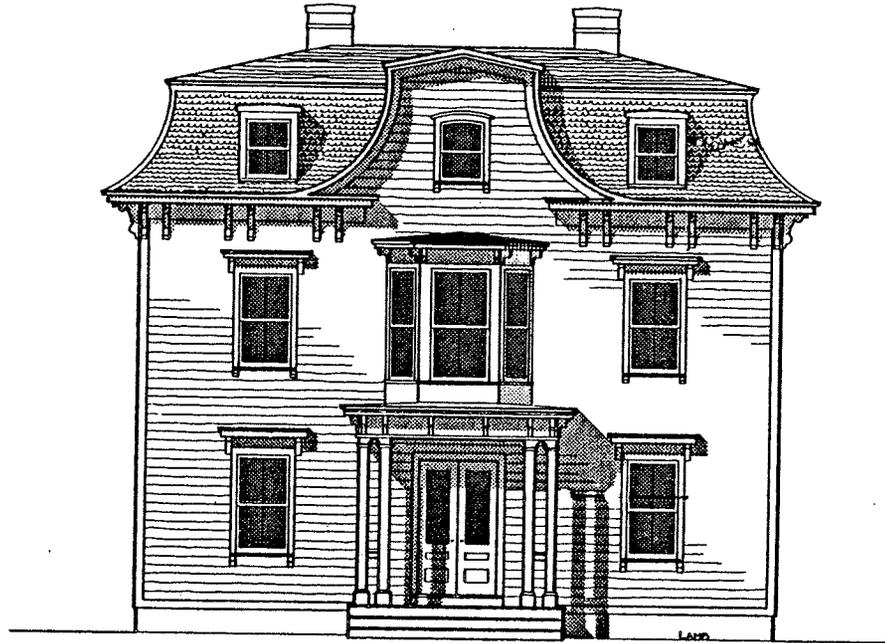


Some other things to notice are
-square posts on a long porch
-pilasters at the corners with long panels inside
-one-story bay window
-round arches in the door

Some things to look for are
-brackets at the roof edge, windows and porch
-round-arched windows
-windows with shelves at the top and tiny brackets at the bottom

Mansard 1855-1880

Illustration shows a boxy building with a
Mansard roof and classically-influenced trim.



Some things to look for are

- Mansard roof which can curve in,
curve out or be straight-sided

Other things to notice are

- Italianate Trim
- brackets at the roof edge,
windows and porch
- windows with shelves at the top
and tiny brackets at the bottom
- round or segmental arched windows
- Towers and bay windows
- slate on the roof (sometimes patterned)
- roof dormers that are almost flat and
have rounded tops
- a low, metal railing (cresting) along
the top of the roof

Panel Brick 1870-1885



Some things to look for are

- segmental arches over upper story windows
- brick string courses
- stepped corbel tables at roof cornice
- decorative brick patterns (diamonds, crosses)

Other things to notice are

- flat roofs
- four to five story heights
- brownstone window sills
- cast iron columns at first floor

Queen Anne 1875 - 1910
Simple or vernacular example

Illustration shows a building with irregular shapes, a complicated roof, different kinds of materials on the walls and many patterns.



Some things to look for are

- tower with a pointed roof
- bay window with slanted sides underneath a rectangular projection
- fancy wooden shingles in different patterns
- vergeboards (hanging from the porch roof) that are made of solid pieces of wood

- porch posts with rounded shapes
- brackets with holes in them

Other things to notice are

- doors with glass in the upper part

Shingle Style 1880-1910



Some things to look for are

- walls covered completely with wooden shingles
- roofs sweeping down over recessed porch areas
- broad gambrel on gable roofs
- simple trim at roof edges (flush eaves)

Other things to notice are

- stonework with rough surfaces in first story
- rounded forms -- towers, tower roofs
- eyelid windows
- heavy porch posts -- shingled or of stone

Colonial Revival 1885 - 1910

Illustration shows a symmetrical building with a high hip roof and abundant use of over-stated colonial features.



Some things to look for are

- over-sized features — huge dormers, large porches, wide entrances with large fanlight and decorated sidelights
- extensive use of classical details
 - railings (balustrades) over porches and along decks
 - many columns
 - entablature and decoration at cornice
 - corner pilasters

Other things to notice are

- two-story rounded bay windows on either side of the front door
- windows with single panes in the bottom and small panes in the top
- pediments with many shapes, especially in dormers
- Palladian arched windows and oval windows
- smooth columns in the porch

Bungalow 1915 - 1945

Illustration shows a small, low building with a wide wall under the roof.



Some things to look for are

- large front dormer**
- long porch set in under the roof**
- overhanging roof edge (eaves) with exposed rafters or rafter-like brackets**

- rows of windows**
- tapered forms —especially porch posts**

American Colonial
Most popular 1925 - 1945

**Illustration shows a narrow building with very simple
"colonial" trim.**



Some things to look for are

- front entrance porch with columns and other colonial details such as a low, elliptical arch**
- small sun room or sun porch at one side**
- small window over the front door**
- paired windows with single panes at the bottom, small panes at the top (6/1)**

B. ESTABLISHMENT OF LOCAL HISTORICAL COMMISSIONS

MGL, CHAPTER 40, SECTION 8D:

A city or town which accepts this section may establish an historical commission, hereinafter called the commission, for the preservation, protection, and development of the historical or archeological assets of such city or town. Such commission shall conduct researches for places of historic or archeological value, shall cooperate with the state archeologist in conducting such researches or other surveys, and shall seek to coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work. For the purpose of protecting and preserving such places, it may make such recommendations as it deems necessary to the city council or selectmen and, subject to the approval of the city council or the selectmen, to the Massachusetts Historical Commission, that any such place be certified as an historical or archeological landmark. It shall report to the state archeologist the existence of any archeological landmark. It shall report to the state archeologist the existence of any archeological, paleontological or historical site or object discovered in accordance with section twenty-seven C of Chapter nine, and shall apply for permits necessary pursuant to said section twenty-seven C. The commission may hold hearings; may enter into contracts with individuals, organizations and institutions for services furthering the objectives of the commission's program; may enter into contracts with local or regional associations for cooperative endeavors furthering the commission's program; may accept gifts, contributions and bequests of funds from individuals, foundations and from federal, state and other governmental bodies for the purpose of furthering the commission's program; may make and sign any agreements and may do and perform any and all acts which may be necessary or desirable to carry out the purposes of this section. It shall keep accurate records of its meetings and actions and shall file an annual report which shall be printed in the case of the towns in the annual town report. The commission may appoint such clerks and other employees as it may from time to time require. The commission shall consist of not less than three nor more than seven members. In cities the members shall be appointed by the mayor, subject to the provisions of the city charter, except that in cities having a city manager form of government, said appointments shall be by the city manager, subject to the provisions of the charter; and in towns they shall be appointed by the selectmen. When a commission is first established, the terms of the members shall be for one, two or three years, and so arranged that the terms of approximately one third of the members shall expire each year, and their successors shall be appointed for terms of three years each. Any member of a commission so appointed may, after public hearing if requested, be removed for cause by the appointing authority. A vacancy occurring otherwise than by expiration of a term shall in a city or town be filled for the unexpired term in the same manner as an original appointment. Said commission may acquire in the name of city or town by gift, purchase, grant bequest, devise, lease or otherwise the fee or lesser interest in real or personal property of significant historical value and may manage the same.

C. HISTORIC DISTRICT BY-LAW

The following article was approved in 1979 by Town Meeting:

SIXTEENTH ARTICLE.

To see if the Town will amend the By-Laws of the Town by adding a new ARTICLE, to be numbered ARTICLE XXIII-A, entitled: HISTORIC DISTRICTS BY-LAW, to read as follows:

SECTION 1. Title

This By-Law shall be known and may be cited as the Historic Districts By-Law under the authority of Massachusetts General Laws, Chapter 40C, as amended.

SECTION 2. Purpose

The purpose of this By-Law is to promote the educational, cultural, physical, economic and general welfare of the public through the preservation and protection of the historical assets of Brookline, including buildings, sites and districts of historical and architectural interest; through the maintenance of such landmarks of the history of Brookline, the Commonwealth and the Nation, and through the development of appropriate uses and settings for such buildings and places.

SECTION 3. Historic District Boundaries

Cottage Farm Historic District

The boundaries are hereby established as shown on the map entitled "Brookline Historic District" which accompanies and is hereby declared to be a part of the By-Law.

SECTION 4. Membership of the Historic District Commission

The Brookline Historic District Commission, hereinafter referred to as the District Commission, shall consist of seven (7) members appointed by the Selectmen.

The membership of the District Commission shall be made up as follows:

- One member from two (2) nominees submitted by the Brookline Historical Commission;
- One member, if possible, from two (2) nominees submitted by the Chapter of the American Institute of Architects covering the area;
- One member, if possible, from two (2) nominees submitted by the Massachusetts Board of Realtors;
- Four members, if possible, shall be residents in an Historic District.

If the membership cannot be appointed as designated above, these positions shall be filled without designation.

All nominees shall be residents of the Town of Brookline. One member, if possible, shall be an attorney.

When the District Commission is first established, two (2) members shall be appointed for one (1) year term, two (2) members shall be appointed for two (2) year terms, and the remaining members shall be appointed for (3) year terms, and all members shall serve until a successor is appointed and confirmed. At the expiration of their terms, the Selectmen shall appoint successors for three (3) year terms in the manner described in the preceding paragraphs. Vacancies for any unexpired term shall be filled in the same manner as in the original appointment.

The District Commission shall elect annually a Chairman and Vice-Chairman from its own number and a Secretary from within or without its number.

All members shall serve without compensation.

SECTION 5. Definitions

As used in this By-Law, the following words and phrases shall include the meanings indicated below:

- (A) The word "altering" shall include the terms "rebuilding", "reconstructing", "restoring", "removing", "demolishing" and the phrase "changed in exterior color".
- (B) The word "constructing" shall include the terms "building", "erecting", "installing", "enlarging" and "moving".
- (C) The word "building" shall mean a combination of materials forming a shelter for persons, animals or property.
- (D) The word "structure" shall mean a combination of materials other than a building, including but not limited to a sign, fence, wall, terrace, walk or drive-way, (tennis court and swimming pool).
- (E) The words "exterior architectural feature" shall mean such portion of the exterior of a building or structure as is open to view from a public street, public way or public park, including but not limited to the architectural style and general

arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surface and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

- (F) The word "District" shall mean the Cottage Farm Historic District.
- (G) The word "Commission" shall mean the Brookline Historic District Commission acting as such.

SECTION 6. Administration of Historic Districts

No building or structure within the Historic District shall be constructed, demolished, moved or altered in any way that affects exterior architectural features and no building shall be moved into an Historic District unless the Commission shall first have issued a Certificate of Appropriateness, a Certificate of Hardship or a Certificate of Non-Applicability with respect to such construction, alteration or movement. The building inspector shall not issue a permit within an Historic District unless one of the certificates noted above has first been issued by the District Commission or the proposed improvement is exempted from these provisions by Section 7.

SECTION 7. Exemptions to Review

The authority of the District Commission is not extended to the review of the following:

- (A) Temporary signs or structures subject to requirements of the local zoning code and/or planning board.
- (B) Terraces, walks, driveways, sidewalks and other similar structures provided that the structure is at grade level with the qualification that on-grade areas intended for parking more than four motor vehicles are subject to review by the Historic District Commission to assure that adequate planting, earth berms, walls or similar structures are implemented to screen or regulate the physical scale of the areas and to minimize their visual impact as viewed from public ways.
- (C) Walls, fences, either or both of them, with the qualification that materials used to construct such walls and/or fences shall be in basic harmony with the materials or character of the immediate surrounding existing structures.
- (D) Storm doors and windows; screen doors and windows; window air conditioners, antennae and similar appurtenances, any one or more of them with the qualification that free standing lighting fixtures are subject to review by the Historic District Commission.
- (E) Color of paint with the qualification that all colors other than gray, white, black or brown shall be subject to review by the Historic District commission, except for colors used on certain architectural elements such as shutters or doors.

- (F) Signs used for residential occupation or professional purposes which are not more than one foot square in area, provided that:
1. Only one sign is displayed for each building or structure;
 2. The sign consists of letters painted on wood without a symbol or trademark; and
 3. If illuminated, is illuminated only indirectly.
- (H) Reconstructions of a building, structure or exterior architectural feature which has been damaged or destroyed by fire, storm or other disaster, provided that:
1. The exterior design is substantially similar to the original;
 2. The reconstruction is begun within one year after the damage occurred and is carried on with "due diligence";
 3. Replacement of deteriorated roofing components shall match as nearly as possible the original materials and new materials colored other than in the brown, black, gray or slate ranges shall be subject to review by the Historic District Commission. Use of roof solar heating panels are similarly subject to commission review;
 4. Reconstructions utilize the original foundations or new foundations placed in the same location so as to respect the character of the massing of the original volume(s). The authority of the commission is limited to the exterior architectural features within the district which are visible from one or more designated public streets, public ways, public parks or public water bodies.

SECTION 8. Power of the District Commission

The District Commission shall have all the powers of an Historic District Commission as described in Chapter 40C of the Massachusetts General Laws. The Commission shall adopt rules and regulations for the conduct of its business, not inconsistent with Chapter 40C of the General Laws, or with the purpose of this By-Law.

The District Commission may receive and accept appropriations, grants and gifts for the furthering of the purposes of this By-Law.

The District Commission shall propose changes in Brookline Historic District boundaries as it deems appropriate. Massachusetts General Laws, Chapter 40C, will guide the procedures for these activities.

SECTION 9. Severability

In case any section, paragraph or part of the By-Law be for any reason declared invalid or unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.

The following amendments to the Historic District's By-Law were approved in May, 1982 by Town Meeting:

ELEVENTH ARTICLE

To see if the Town will amend Article XXIII-A of the By-laws of the Town, entitled Historic Districts By-law, in the following manner:

1. By deleting Section 3 of said Article XXIII-A in its entirety and substituting the following new Section 3 therefor:

"SECTION 3. Establishment of Historic Districts.

(a) Cottage Farm Historic District

There is hereby established an Historic District, entitled the "Cottage Farm Historic District," the boundaries of which shall be as shown on the map entitled "Brookline Historic District" which accompanies and is hereby declared to be a part of this By-law.

(b) Pill Hill Historic District

There is hereby established an Historic District, to be entitled the "Pill Hill Historic District," the boundaries of which shall be as shown on the map entitled "Pill Hill Historic District" which accompanies and is hereby declared to be a part of this By-law.

(c) Other Historic Districts

Other Historic Districts within the Town may be established from time to time in accordance with the procedures set forth in Chapter 40C of the Massachusetts General Laws, as amended from time to time."

2. By amending the second and third paragraphs of Section 4 of said Article XXIII-A to read as follows:

"The membership of the District Commission shall be made up as follows:

One member who is selected from two (2) nominees submitted by the Brookline Historical Commission; one member, if possible, who is selected from two (2) nominees whose names are submitted by the American Institute of Architects; one member, if possible, who is selected from two (2) nominees whose names are submitted by the Greater Boston Real Estate Board; and four (4) members, if possible, who are residents of an Historic District and, to the extent possible, at least one of whom resides in each established Historic District in the Town."

3. By adding the following two paragraphs at the end of said Section 4:

"The Selectmen may also appoint up to four (4) alternate members of the District Commission, who need not be from the organizations designated above as entitled to nominate members but who shall, to the extent possible, consist of residents of each Historic District. Such alternates shall be appointed for three year terms and shall be designated by the chairman of the District Commission from time to time to take the place of members who are absent or unable or unwilling to act for any reason.

Each member and alternate member shall continue in office after the expiration of his or her term and until his or her successor is duly appointed and qualified."

4. By deleting sub-section (a) of Section 5 of said Article XXIII-A in its entirety and substituting the following therefor:

"(a) The word "altering" shall include rebuilding, reconstructing, restoring, removing, demolishing, changing exterior color, and any combination of the foregoing."

5. By amending sub-section (f) of Section 5 of said Article XXIII-A to read as follows:

"(f) The term "Historic District" or "Historic Districts" shall mean the established Historic Districts in the Town, collectively."

6. By deleting the present sub-section (c) of Section 7 of said Article XXIII-A in its entirety, and renumbering the remaining four sub-sections of said Section 7 accordingly.

7. By deleting the present sub-section (e) (renumbered sub-section (d) pursuant to the preceding paragraph) of Section 7 of said Article XXIII-A in its entirety, and substituting the following therefor:

"(d) Color of paint."

or take any other action relative thereto.

D. FINANCIAL INCENTIVES FOR PRESERVATION

1. Preservation Grants-In-Aid Program

Federal legislation and Congressional appropriations created a grants-in-aid program in which owners of National Register properties could apply for matching grants covering up to fifty per cent of the eligible and approved costs to "acquire, protect, stabilize, preserve, rehabilitate, restore, or reconstruct" Register properties.

Administered through the Massachusetts Historical Commission and awarded according to a list of Federal criteria, two such grants were awarded to the Brookline Arts Center on Monmouth Street and the former St. Mark's Church at 99 Park Street.

In 1983, as part of the Federal Jobs Bill, \$25 million was allocated for Preservation grants; because of their National Register status, two properties in Brookline Village as well as Olmsted Park, and the First Parish Church submitted applications.

2. Town Rehabilitation Office Grant and Rebate Programs

The Town Rehabilitation Office administers two programs to financially assist the general improvement of residential properties. Currently, a grant program offers from \$800 to \$5600 for basic home repairs and corrections of code violations to people whose income levels range from \$10,800 for a one person household to \$25,150 for a family of eight.

The rebate program offers assistance to a wider range of income groups. Qualifying rehabilitation work under this program can include energy conservation improvements, exterior painting or other siding improvement or replacement, and new electrical service. In both programs, the proposed work must be approved by the Rehabilitation Office before any contract is signed or work commenced.

3. Federal Preservation Investment Tax Credits (ITC)

The provisions of the Economic Recovery Act of 1981 establish three categories of Investment Tax Credits, including a 25% ITC for a depreciable residential or nonresidential structure which is listed in the National Register of Historic Places or is considered to be a contributing property to a National Register district.

The cost of rehabilitation work must be greater than the adjusted basis of the property (i.e. acquisition cost plus capital improvements less depreciation) or at least \$5000. A fifteen year straight line depreciation schedule is required.

In order to take advantage of the 25% ITC, an owner of an income-producing National Register property of National Register-eligible property must fill out a two part form: one part to certify the historical and/or architectural

significance of the property and the second part to certify that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation. For more information, contact the Brookline Historical Commission.

4. Preservation Revolving Fund

A preservation revolving fund operates through investments in the preservation and rehabilitation of historically significant properties. The return on these investments replenishes the fund for future use. Historic Boston Inc., affiliated with the Boston Landmarks Commission, and The Architectural Conservation Trust (ACT) for Massachusetts are two private, non-profit organizations which have been successful in their management of revolving funds and have been able to provide preservation loans, seek options or the outright purchase of historic properties, and syndicate limited partnership interests in preservation projects.

Financing a revolving fund may be through private tax-deductible donations, Community Development Block Grant funds, or low interest loans and guarantees from the National Trust for Historic Preservation (to membership organizations only). Initial administrative costs of a revolving fund may be covered by matching grants from the Department of the Interior, administered through the Massachusetts Historical Commission, or from the National Trust for Historic Preservation.

5. Preservation Restrictions

Federal legislation may provide Federal income tax savings for property owners who donate preservation restrictions to a charitable corporation or trust or governmental body. Federal estate tax savings may also accrue to owners of restricted property. On the State level, a permanently restricted property may be reassessed, and a subsequent tax savings may be provided if the restricted property has high development potential.

The following Statute defines a preservation restriction and acquisition procedures.

MGL CHAPTER 184, SECTION 31-33:

SECTION 31. Conservation and Preservation Restrictions, Definitions

A conservation restriction means a right, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land or in any order of taking, appropriate to retaining land or water areas predominantly in their natural, scenic or open condition or in agricultural, farming or forest use, to forbid or limit any or all (a) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground, (b) dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste or unsightly or offensive materials, (c) removal or destruction of trees, shrubs or other vegetation, (d) excavation, dredging or removal of loam, peat, gravel, soil, rock or other mineral substance in such manner as to affect the surface, (e) surface use except for agricultural, farming, forest or outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition, (f) activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation, or (g) other acts or uses detrimental to such retention of land or water areas.

A preservation restriction means a right, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land or in any order of taking, appropriate to preservation of a structure or site historically significant for its architecture, archeology or associations, to forbid or limit any or all (a) alterations in exterior or interior features of the structure, (b) changes in appearance or condition of the site, (c) uses not historically appropriate, (d) field investigation, as defined in section twenty-seven C of said chapter, or (e) other acts or uses detrimental to appropriate preservation of the structure or site.

SECTION 32. Acquisition by Governmental Body, Conservation and Preservation Restrictions

No conservation restriction, as defined in section thirty-one, held by any governmental body or by a charitable corporation or trust whose purposes include conservation of land or water areas or of a particular such area, and no preservation restriction, as defined in section thirty-one, held by any governmental body or by a charitable corporation or trust whose purposes include preservation of buildings or sites of historical significance or of a particular such building or site, shall be unenforceable on account of lack of privity of estate or contract or lack of benefit to particular land or on account of the benefit being assignable or being assigned to any other governmental body or to any charitable corporation or trust with like purposes, provided (a) in case of a restriction held by a city or town or a commission, authority, or other instrumentality thereof it is approved by the commissioner of natural resources if a conservation restriction or the Massachusetts Historical Commission if a preservation restriction, and (b) in case of a restriction held by a charitable corporation or trust it is approved by the mayor, or in cities having a city manager the city manager, and city council of the city, or the selectmen or town meeting of the town, in

which the land is situated, and by the commissioner of natural resources if a conservation restriction or the Massachusetts Historical Commission if a preservation restriction.

Such conservation and preservation restrictions are interests in land and may be acquired by any governmental body or such charitable corporation or trust which has power to acquire interest in land, in the same manner as it may acquire other interests in land. Such a restriction may be enforced by injunction or proceeding in equity, and shall entitle representatives of the holder of it to enter the land in a reasonable manner and at reasonable times to assure compliance. Such a restriction may be released, in whole or in part, by the holder for such consideration, if any, as the holder may determine, in the same manner as the holder may dispose of land or other interests in land, but only after a public hearing upon reasonable public notice, by the governmental body holding the restriction or if held by a charitable corporation or trust, by the mayor, or in cities having a city manager the city manager, and city council of the city or the selectmen of the town, whose approval shall be required, and in case of a restriction requiring approval by the commissioner of natural resources or the Massachusetts Historical Commission, only with like approval of the release.

Approvals of restrictions and releases shall be evidenced by certificates of the commissioner of natural resources or the chairman, clerk or secretary of the commission, city council, selectmen or town, duly recorded or registered.

In determining whether the restriction or its continuance is in the public interest, the governmental body acquiring, releasing or approving shall take into consideration the public interest in such conservation or preservation, and any national, state, regional and local program in furtherance thereof, and also any public state, regional or local comprehensive land use or development plan affecting the land, and any known proposal by a governmental body for use of the land.

This section shall not be construed to imply that any restriction, easement, covenant or condition which does not have the benefit of this section shall, on account of any provision hereof, be unenforceable. Nothing in this section or sections thirty-one and thirty-three shall diminish the powers granted by any general or specific law to acquire by purchase, gift, eminent domain or otherwise and to use land for public purposes.

SECTION 33. Public Restriction Tract Index

Any city or town may file with the register of deeds for the county or district in which it is situated a map or set of maps of the city or town, to be known as the public restriction tract index, on which may be indexed conservation and preservation restrictions and restrictions held by any governmental body. Such indexing shall indicate sufficiently for identification (a) the land subject to the restriction, (b) the name of the holder of the restriction, and (c) the place of record in the public records of the instrument imposing the restriction. Maps used by assessors to identify parcels taxed, and approximate boundaries without distances, shall be sufficient, and, where maps by parcels are not available, addition to other maps of approximate boundaries of restricted land shall be sufficient. If the names of the holders and the instrument references cannot be conveniently shown directly on the maps, they may be indicated by appropriate reference to accompanying lists. Such maps may also indicate similarly, so far as practicable, (a) any order or license issued by a governmental body entitled to be recorded or registered, (b)

the approximate boundaries of any historical or architectural control district established under chapter forty C or any special act, ordinance or by-law where a certificate of appropriateness may be required for exterior changes, (c) any landmark certified by the Massachusetts Historical Commission pursuant to section twenty-seven of chapter nine, (d) any other land which any governmental body may own in fee, or in which it may hold any other interest, and (e) such additional data as the filing governmental body may deem appropriate.

Whenever any instrument of acquisition of a restriction or order or other appropriate evidence entitled to be indexed in a public restriction tract index is submitted for such indexing, the register shall make, or require the holder of the right to enforce the restriction or order or interest to make, appropriate additions to the tract index, and such addition shall, as to any restriction or order or other appropriate evidence previously recorded entitled to be indexed, be likewise made on request of the holder of the right to enforce it.

The maps shall be in such form that they can be readily added to, changed and reproduced, and shall be a public record, appropriately available for public inspection. If any governmental body, other than a city or town in which the land affected lies, holds a right to enforce a restriction or order or an interest entitled to be indexed in a public restriction tract index for any city or town which has not filed such an index, or if the commissioner of natural resources or the Massachusetts Historical Commission approves a conservation or preservation restriction held by a charitable corporation or trust so entitled, and the city or town does not within one year after written request to the mayor or selectmen file a sufficient map or set of maps for the purpose, the holding governmental body or approving commissioner or commission may do so.

The register of deeds, or a majority of them, may, from time to time with the approval of the attorney general, make and amend rules and regulations for administration of public restriction tract indexes, and the provisions of section thirteen A of chapter thirty-six shall not apply thereto. New tract indexes may be filed, from time to time, upon compliance with such rules and regulations as may be necessary to assure against omission of prior additions and references still effective.

Except in the case of a restriction noted on the certificate of title of registered land subject thereto, or where the general location of the restricted land is indicated on a zoning map published by a city or town with a reference to a marginal note or list indicating the original or then holder of the restriction and the place of record in the public records of the instrument imposing the restriction, no conservation or preservation restriction having the benefit of section thirty-two, and no other restriction held by any governmental body, which is not so indexed in the public restriction tract index shall be enforceable after thirty years from the recording of the instrument imposing it unless before the expiration of such thirty years there is similarly recorded a notice of restriction identifying the instrument and its place of record in the public records and naming one or more of the owners of record of each parcel of land to be affected by the notice, nor enforceable after twenty years from the recording of any such notice unless before the expiration of twenty years another such notice is so recorded, and in each case the notice is indexed in the grantor index under the owner or owners named. Such notices may be given by any official of a governmental body holding the restriction, by the commissioner of natural resources in case of a restriction approved by him, by the chairman or acting chairman of the Massachusetts Historical Commission in case of a restriction approved by it, or by any official of any charitable corporation or trust holding the restriction or whose purposes include, in case of a conservation restriction, the conservation of land or water areas, or, in case of a preservation restriction, the preservation of buildings or sites of historical significance.

E. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged,
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired

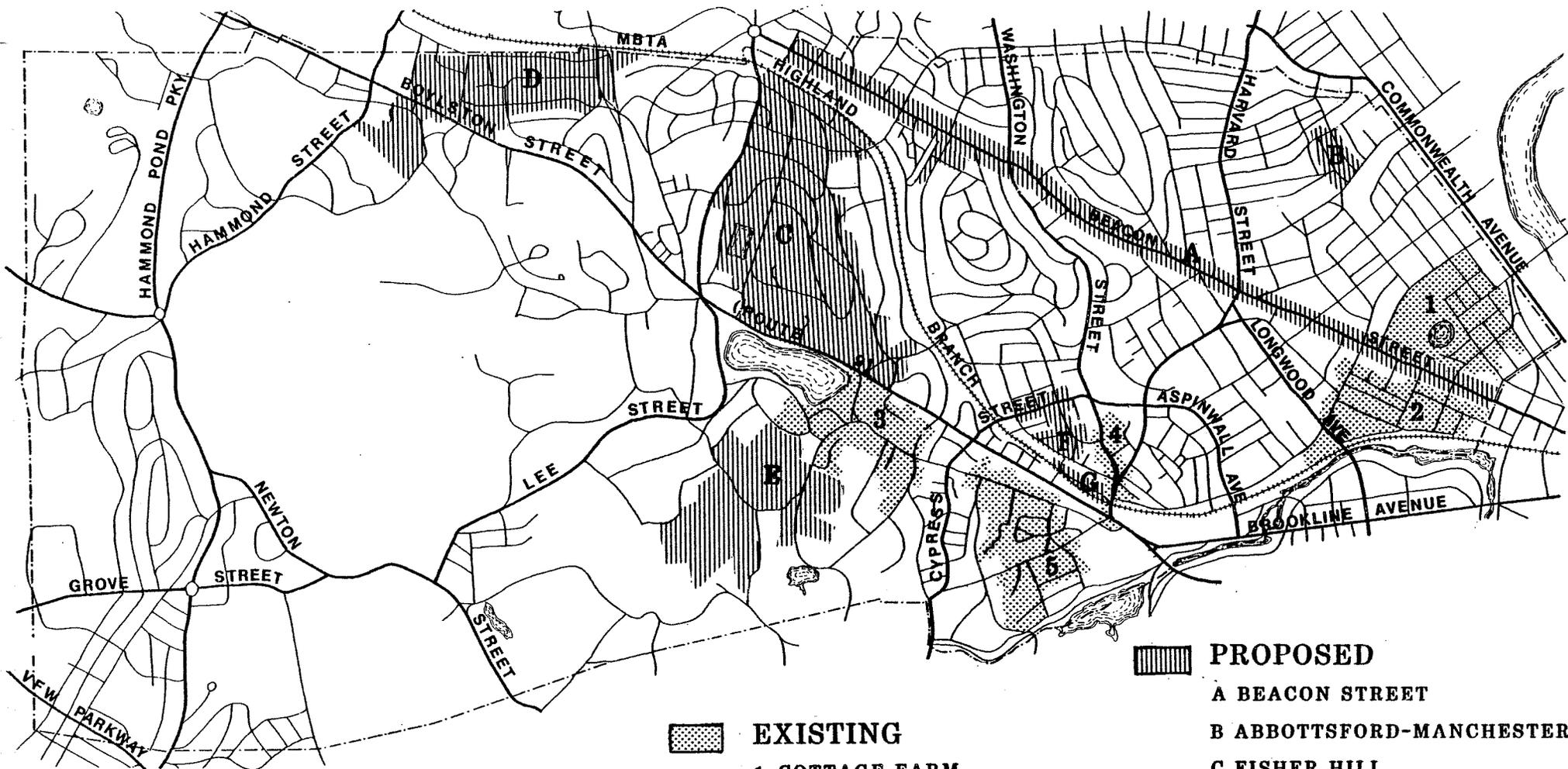
F. EXISTING NATIONAL REGISTER DISTRICTS AND INDIVIDUAL PROPERTIES
(with date listed in register)

Districts

Brookline Village Commercial District (1979)
Cottage Farm National Register District (1978)
Longwood National Register District (1978)
Pill Hill National Register District (1977)
Town Green National Register District (1980)

Individual Properties

John F. Kennedy Birthplace - 83 Beals Street (1967)
Edward Devotion House - 347 Harvard Street (1978)
St. Mark's Church - 99 Park Street (1976)
Olmsted Park - Pond Avenue (1971)
George Minot House - 71 Sears Road (1976)
Frederick Law Olmsted National Historic Site - 99 Warren Street (1966)



EXISTING

- 1 COTTAGE FARM
- 2 LONGWOOD
- 3 TOWN GREEN
- 4 BROOKLINE VILLAGE (commercial)
- 5 PILL HILL



PROPOSED

- A BEACON STREET
- B ABBOTSFORD-MANCHESTER
- C FISHER HILL
- D CHESTNUT HILL
- E GREEN HILL
- F CYPRESS-EMERSON
- G WHITE PLACE

MAP 12 NATIONAL REGISTER DISTRICTS

G. PROPOSED NATIONAL REGISTER DISTRICTS AND PROPERTIES

Longwood/Cottage Farm Planning Area

97 Sewall Avenue

North Brookline Planning Area

Abbottsford-Manchester Road District

207 Freeman Street - St. Aidan's Church

217 Freeman Street

Middle Beacon Planning Area

314-320 Harvard Street - The Arcade

665 Washington Street - Washington Square Fire Station

786-788 Washington Street - Corey House

808 Washington Street - Corey House

64 (68) Winchester Street

Upper Beacon/Fisher Hill Planning Area

Fisher Hill District

Brookline Village Planning Area

Cypress/Emerson Garden District

White Place District

203 Aspinwall Avenue

112 Cypress Street

237 Cypress Street - Town Barn

279 Cypress Street - Sewall School

35 Davis Avenue - Dr. Tappan Francis House

13-21 High Street/72 Walnut Street

17 Kent Street

5 Lincoln Road

3 and 5 Linden Place - St. Mary's Church and Rectory

29 Linden Place

9 Linden Street

12 Linden Street

19 Linden Street

44 Linden Street

53 Linden Street

Linden Park and Linden Square

4 Perry Street

25 Stanton Road

44 Stanton Road

50 Stanton Road

30-34 Station Street

9 Toxteth Street - William Aspinwall House

103 Walnut Street - Eliphalet Spurr House

447 Washington Street - Candler Cottage

30-32 Webster Place

38-40 Webster Place

Lower Harvard/Lawrence Planning Area

54 Francis Street

210 Harvard Street - United Parish Church

20 Netherlands Road - The Dutch House

27 St. Paul Street; 104 and 130 Aspinwall Avenue

- St. Paul's Church, Parish Hall, and Rectory

12 Vernon Street

South Brookline

Chestnut Hill District

Green Hill District

15 Alberta Road - Thaddeus Jackson House

Boylston Street - Milestone

Boylston Street - Reservoir Park

Cemetery Drive - Stone Barn

155, 157 Clyde Street - Fernwood

191 Clyde Street - The Country Club

235 Goddard Avenue - John Goddard House

Grove Street - Walnut Hills Cemetery

Heath Street - Holyhood Chapel

12 Heath Hill

30 Heath Street - Ebenezer Heath House

61 Heath Street - General Simon Elliot House

203 Heath Street - Benjamin White Estate

325 Heath Street - Paine Estate

400 Heath Street - Pine Manor College

(former Cox Estate)

70 Lowell Lane - Amy Lowell House

Newton Street - Allandale Farm

Newton Street - Larz Anderson Carriage House

Newton Street - Larz Anderson Park
Newton Street - Putterham Schoolhouse
21 Newton Street - Widow Harris House
209 Newton Street - Isaac Child House
280 Newton Street - Brandegee Estate
284 Newton Street - John Harris House
83 Penniman Place
Sargent Road - Sargent Pond
450 Warren Street - Shattuck Estate
514 Warren Street - Louis Cabot Estate

Beacon Street

Beacon Street District (including Tappan Terraces)

Archaeological Sites

Amory Playground - Indian Palisade
Brook Street Playground - 17th-century Peter Aspinwall House
Brookline Avenue (B-2 Parcel) - Early residential area (17th & 18th century)
Newton Street, near Town line - Drew's House and Sawmill
South Side of Walnut Hill - Indian Spring
Warren Playground (Eliot Street) - Indian Settlement
Washington Street - Tannery Areas

H. PRELIMINARY RECOMMENDATIONS FOR LOCAL LANDMARK DESIGNATION

Longwood/Cottage Farm Planning Area

20 Chapel Street - Longwood Towers
Chatham Street/Beech Road - Longwood Mall
6 Chilton Street - Glaser House
60 Colchester Street - Christ Church Longwood
24 Cottage Farm Road - Sears-Talbot House
135 Ivy Street - Amos A. Lawrence House
156 Ivy Street - Dexter-Hall House

North Brookline Planning Area

51 Abbottsford Road - Robert F. Kennedy Birthplace
83 Beals Street - John F. Kennedy Birthplace
347 Harvard Street - Edward Devotion House
207 Freeman Street - St. Aidan's Church
217 Freeman Street
41 Winslow Road

Middle Beacon Planning Area

51 Centre Street - William J. Griggs House
107 Griggs Road - Griggs Farmhouse
314-320 Harvard Street - The Arcade
651 Washington Street - The Gasometer
667 Washington Street - Washington Square Fire Station
786-788 Washington Street
808 Washington Street - Deacon Timothy Corey House
64 (68) Winchester Street

Upper Beacon/Fisher Hill Planning Area

617 Boylston Street - Boylston-Hyslop-Lee House
Garrison Road and Tappan Street - Tappan Terraces
120 Seaver Street - Longyear Estate
43 Sumner Road - Benjamin Goddard House

Brookline Village Planning Area

23-25 Elm Street - Moses Jones Farmhouse
58 High Street - Swedenborgian Church
3 and 5 Linden Place - St. Mary's Church and Rectory
33 Pierce Street - Pierce Primary School
9-21 Station Street - Holtzer-Cabot Electric
Company Factory
182 Walnut Street - Tappan-Philbrick Estate
361 Washington Street - Soldiers' Monument
447 Washington Street - Candler Cottage

Lower Harvard/Lawrence Planning Area

104 Aspinwall Avenue - St. Paul's Parish Hall
130 Aspinwall Avenue - St. Paul's Church
20 Netherlands Road - The Dutch House
27 St. Paul Street - St. Paul's Rectory

South Brookline Planning Area

15 Alberta Road - Thaddeus Jackson House
Cemetery Drive - Stone Barn
155 Clyde Street - Fernwood Estate
286-288 Clyde Street - Larkin's
25 Cottage Street - Perkins-Richardson House
85 Cottage Street - Cook Cottage
235 Goddard Avenue - John Goddard House
30 Heath Street - Ebenezer Heath House
61 Heath Street - General Simon Elliot House
203 Heath Street - Benjamin White House
Newton Street - Larz Anderson Carriage House
Newton Street - Putterham School
Newton Street near Town Line - Sawmill Site
21 Newton Street - Widow Harris House
209 Newton Street - Isaac Child House
280 Newton Street - Brandegee Estate
209 Sargent Road - Ignatius Sargent House
Walnut Street - Burying Grounds
382 Walnut Street - Pierce Hall
400 Walnut Street - First Parish Church
99 Warren Street - Fairsted (Olmsted House)
130 Warren Street
135 Warren Street - Ingersoll-Gardner House
215 Warren Street - Nehemiah Davis House
278 Warren Street - Schlesinger Estate
305 Warren Street - John Warren House
450 Warren Street - Shattuck Estate
514 Warren Street - Louis Cabot Estate

Beacon Street

1187 Beacon Street - Temple Ohabei Shalom
1209-1217 Beacon Street - Richmond Court
1324 Beacon Street - S.S. Pierce Building
1514 Beacon Street - The Stoneholm
1773 Beacon Street - All Saints Church

I. SOURCES FOR PRESERVATION INFORMATION

Architectural Conservation Trust for Massachusetts
45 School Street
Boston, MA 02108 (523-8678)

Boston Preservation Alliance
P.O. Box 1165
Boston, MA 02103 (242-5656)

Brookline Historical Commission
c/o Town Hall, 333 Washington Street
Brookline, MA 02146 (232-9000 ext. 246)

Historic Neighborhoods Foundation
92 South Street
Boston, MA 02111 (426-1898)

Massachusetts Historical Commission
294 Washington Street
Boston, MA 02108 (727-8470)

National Trust for Historic Preservation
Northeast Regional Office
45 School Street
Boston, MA 02108 (223-7754)

Preservation Assistance Division
National Park Service
U.S. Department of the Interior
Washington, D.C. 20243 (202-343-9578)

Society for the Preservation of New England Antiquities
141 Cambridge Street
Boston, MA 02114 (227-3956)

J. SUGGESTED READING

A. History

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B. Historic Preservation, American Architectural History, and Design

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C. Technical Information

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- Guide to Environmental Design Review for New Construction. Brookline, 1977.

- Sign Design Review. Brookline, 1977.

- Zoning By-Law. Brookline, 1980.

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Kramm, Deborah. Preservation Restriction Guidelines. Boston: Massachusetts Historical Commission, 1981.

Moss, Rodger. Century of Color: Exterior Decoration for American buildings, 1820:1920. Watkins Glen, New York: American Life Foundation, 1981.

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Technical Preservation Services Division, Heritage Conservation and Recreational Services. Preservation Briefs. Washington, D.C.: National Park Service, Department of the Interior.

D. Preservation Newsletters and Periodicals

Boston Preservation Alliance. Alliance Letter.

Massachusetts Historical Commission. Newsletter.

National Trust for Historic Preservation. Historic Preservation.

National Trust for Historic Preservation. Preservation News.

The Old House Journal.