Brookline Preservation Commission
Local Historic District Report

Local Historic District: Pill Hill

Applicant: Brooke and David Richard

Address: 131 High Street

Statement of Significance: Now a separate residence, this structure was built as a carriage barn for the house at 135 High Street. That house was extensively remodeled in 1926. At the same time this carriage barn was remodeled for an automobile garage by Prescott and Lucyle Hall, who lived in the house at 127 High Street. The permit called for the carriage room to be remodeled with a concrete floor, plaster walls and ceiling, two steel windows, and metal backing for the interior of the wood barn doors.

Sometime around 1940 the building was remodeled again so that the wing could be used for a residence. It was first listed as a separate residence in 1942. The building is architecturally important as one of the few surviving nineteenth century carriage barn structures in the Pill Hill district.

Proposed Alterations: The applicant is proposing to renovate the existing structure and add a second story addition to the 1940s “side wing apartment”. The applicant is also proposing to repair/replace deteriorated wood siding as necessary.

Applicable Guidelines: “The Commission will review all proposed alterations of, and additions to, existing structures and all new construction. Alterations and additions should be compatible with the character of the building and earlier additions in terms of size, scale, massing, material, location and detail. The original portion of the building and earlier additions should continue to be recognizable apart from the addition by means of massing, articulation of setbacks, trim and ornamental detail. Additions should be designed so that the primary elevations of the original building remain clearly delineated. The Commission will consider the appropriateness of the size and shape of the building or structure in relation to both the land area upon which the building or structure is situated and to buildings and structures in the vicinity.”
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Applicable Guidelines (continued): “The Commission may impose dimensional and setback requirements more restrictive than those required by the Zoning By-law. The Commission will consider discrete additions and new buildings incorporating non-historical design vocabularies and materials, as long as they are otherwise consistent with the intent of these Guidelines.”

Preliminary Findings: Staff finds that the proposal is in keeping with the Design Guidelines for Local Historic Districts, especially given the limited visibility of the proposed addition.
Limited view from High Street

Additional view of existing carriage barn
Existing basement and first floor plans

Proposed basement and first floor plans
Existing second floor and roof plans

Proposed second floor and roof plans
Existing east elevation

Proposed east elevation
Existing south elevation

Proposed south elevation
Existing west elevation

Proposed west elevation
Existing north elevation

Proposed north elevation
REQUIREMENTS FOR ZONING

ZONING
USE       SINGLE FAMILY
ZONE      S-10
FAR       0.1
LOT SIZE  XXX
GFA ALLOWABLE  XXX

USAGE

2ND FL    1124 SQ. FT.    0 SQ. FT.
1ST FL    1073 SQ. FT.    1073 SQ. FT.

PROPOSED ADDITION  756 SQ. FT.

TOTAL GFA  ±2297 SQ. FT. ±1073 SQ. FT.
TOTAL FAR  0.XX           0.XX
HEIGHT (MEAN) ±XX

SETBACKS
FRONT     NO CHANGE       X FT.
SIDE      NO CHANGE       XX FT.
REAR      NO CHANGE       XX FT.

OPEN SPACE
LANDSCAPE NO CHANGE ±XXX%
USABLE    NO CHANGE ±XXX%

PARKING  NO CHANGE       X SPACES

Zoning analysis