Statement of Significance:

The house and carriage house at 259 Kent Street were constructed in 1885 for Daniel W. Garrett, a Malden manufacturer, who moved to Brookline that same year. Along with the house, the carriage house was built to the design of architect S. Edwin Tobey. Tobey was a Boston architect who began practice in 1880. He designed several other buildings in the Longwood area, Beacon Street, Fisher Hill, and Washington Square. The carriage house is notable as a well preserved late 19th century stable in the original suburban setting of the area.

Proposed Alterations:

The applicant is seeking approval to replace the existing wood carriage house doors at the façade with new wood doors flanked by sidelights and topped with a transom. The applicant is also proposing to replace the existing wood rear basement door with a wood door similar in design to the existing but topped with a transom light.

Applicable Guidelines:

The Design Guidelines for Local Historic Districts state that:

- Historic carriage barns and automobile garages should be preserved.
- Deteriorated ornamental, decorative and characteristic architectural features should be repaired, rather than replaced.
- Existing doors and door openings, including transoms and sidelights, should be repaired, not replaced.
• Doors, including garage doors, should not be made of metal or plastic.
• Replacement doors should not incorporate leaded or stained glass except when replicating a lost feature original to the house.
• If an existing door cannot be repaired or is an inappropriate door, the proposed replacement door should be made of wood and, if glazed with muntin bars, should have true divided lights.

Preliminary Findings:

Staff considers the existing carriage house doors at the façade to be character defining features that should be repaired rather than replaced. If repairing the doors is not feasible, they should be replaced with doors that replicate the existing in material and design.

The Commission should ask for more information about the existing rear basement door. Although the applicant provided an elevation drawing of the existing door, the photograph provided with the application does not clearly illustrate the door. The Commission should consider the appropriateness of replacing the rear basement door with a door topped with a transom, similar to the existing door at the façade next to the carriage house doors.

If the Commission finds it appropriate to allow the doors to be replaced, it should be confirmed by the applicant that the doors will have true divide lights, per the Design Guidelines.

Aerial view of 259 Kent Street, looking east.
Photograph of the existing front door of the carriage house (2010).

Existing and proposed front door elevations.
Photograph of the existing rear basement door.

Existing and proposed rear basement door elevations.