Brookline Preservation Commission Demolition Application Report

Address: 124 Dean Road
Applicant: Fiona Fennessy & Michael Kutka
Building Type: House (partial)
National Register Listing (if Applicable): Fisher Hill NR District

Historical/Architectural Significance:

The house at 124 Dean Road was constructed in 1906 for Alder and Carrie Viles, and designed by Alfred C Turner. Prior to construction the vacant land was owned by Jacob Pierce, a prominent Fisher Hill developer. Carrie Viles owned the house from 1906 until 1921, though she never lived in the house as her and her husband, a partner in the real estate firm of Viles and Smith, lived in Boston and rented the house to Arthur Crosby. Crosby, a Boston lawyer, eventually purchased the house in 1921. Alfred Turner also designed 63 (1901) and 96 Dean Road (1898), which he designed for his parents and was residing at when he designed 124 Dean Road. Little is known to date about Turner as by 1910 Turner had moved to Windsor Road in Newton and was working as a broker.

The two and a half story house rises from a stone foundation and retains a large open front porch, though it appears the railings have recently been removed as part of a current repair project. The structure retains its diamond pane wood windows on the third floor, as well as a number of wood six over one double hung windows, brackets, shingle siding, half timbering in the gables, three brick chimneys, including a main chimney which runs up the right side of the structure and still features detailing. The property is part of the Fisher Hill National Register Historic District and listed as a contributing structure.

At its January 14, 2020 public hearing, the Brookline Preservation Commission imposed an eighteen moth stay of demolition on the house at 124 Dean Road, finding it meets the following criteria of significance:

b. The building is listed on or is within an area listed on the National or State Registers of Historic Places; is eligible for listing on the National or State Registers of historic places; or is a building for which a preliminary determination of eligibility has been made by the Massachusetts Historical Commission;

c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth; and

d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The applicant has requested the Commission consider lifting the stay of demolition based upon its review of the proposed plans for the property. The proposal includes the demolition of a portion in the rear, and a one story addition in its place in order to alter/expand the kitchen and dining area, and add a mudroom. The applicant is proposing to salvage and reuse when possible existing historic windows, and install new Marvin ultimate wood double hung windows to match the existing windows. The proposal requires zoning relief, and the applicant has obtained an approval from the Zoning Board of Appeals.

Aerial view of 124 Dean Road, looking west.

Aerial view of 124 Dean Road, looking south.

Aerial view of 124 Dean Road, looking east.

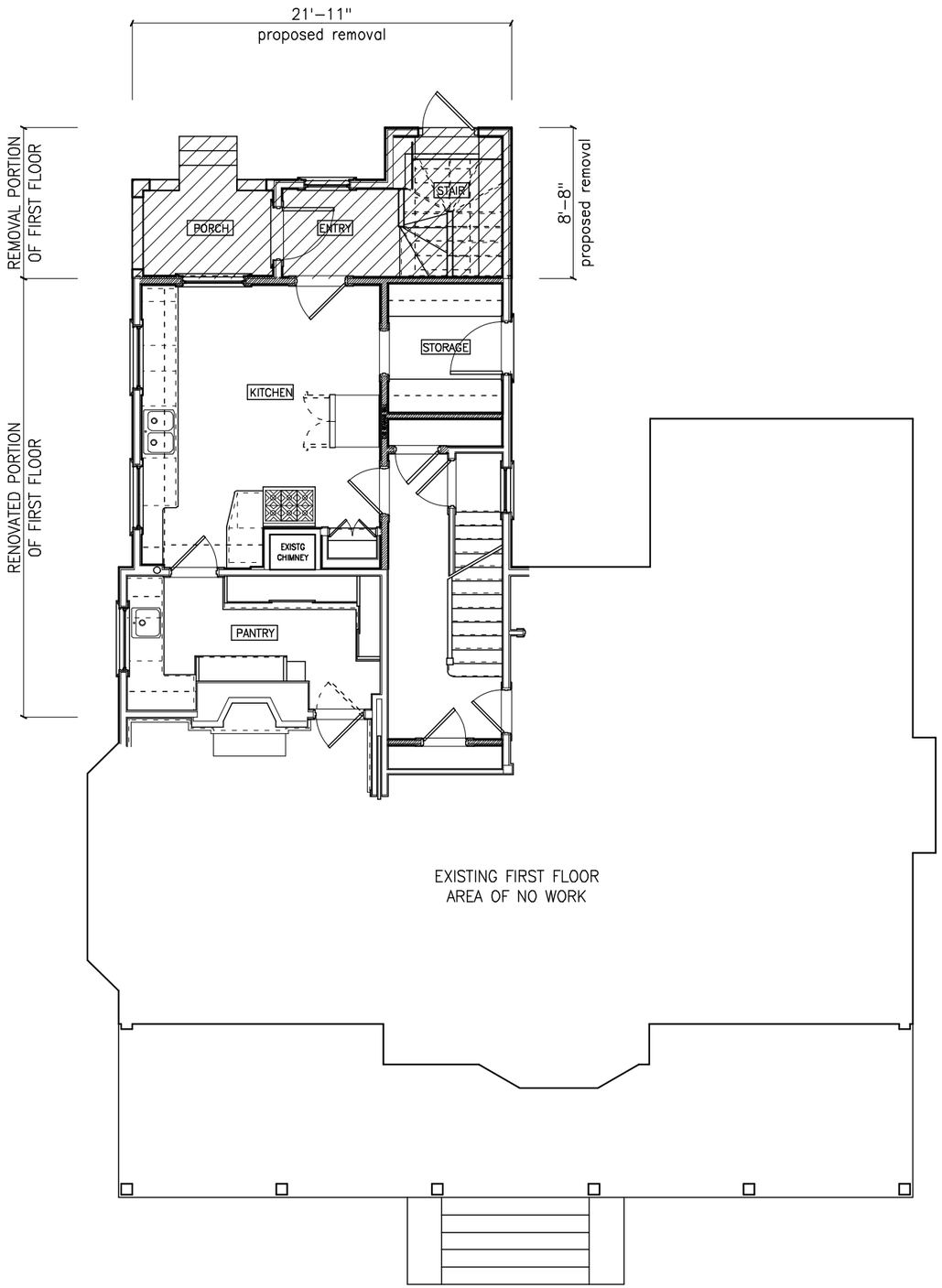
Aerial view of 124 Dean Road, looking north.

Photograph of the façade of 124 Dean Road taken in 2018

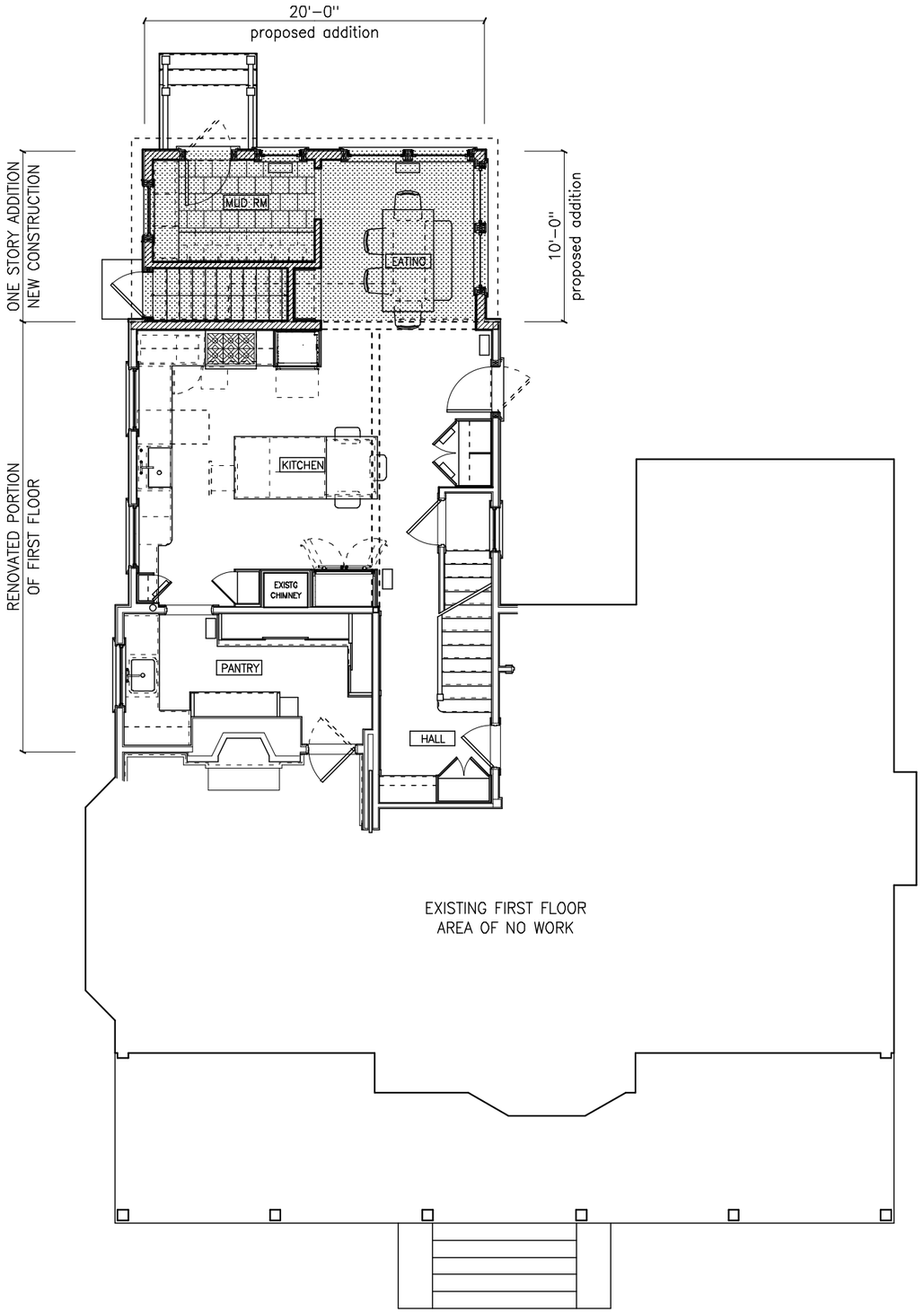
Photograph of the right side of 124 Dean Road

Photograph of the left side of 124 Dean Road

Photographs of the right side of the rear of 124 Dean Road



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'- 0"



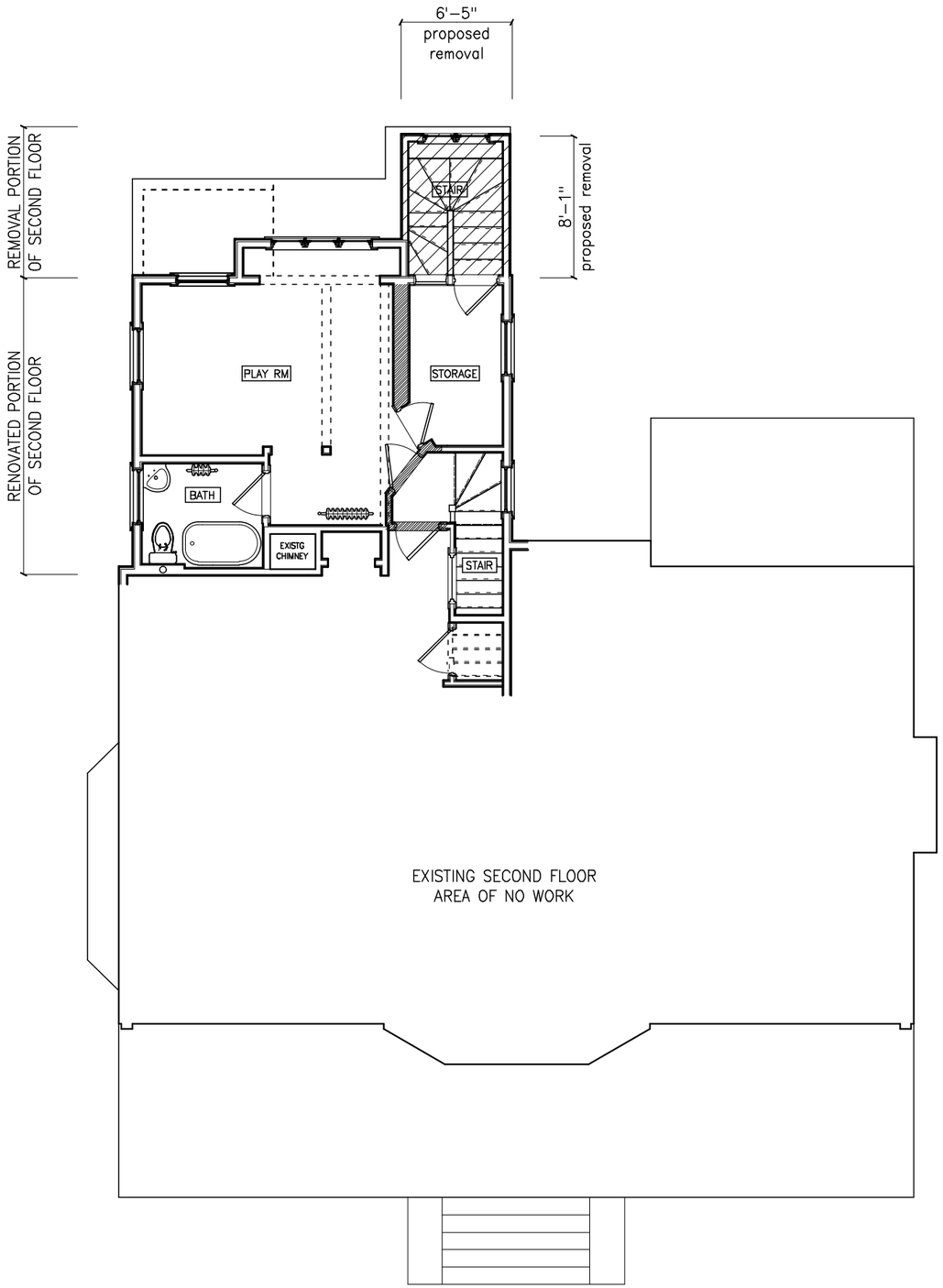
2 PROPOSED FIRST FLOOR PLAN
1/8" = 1'- 0"

Horst Buchanan Architects, Inc.
88 Prince Street Jamaica Plain, MA 02130 Tel: 617 899-2136

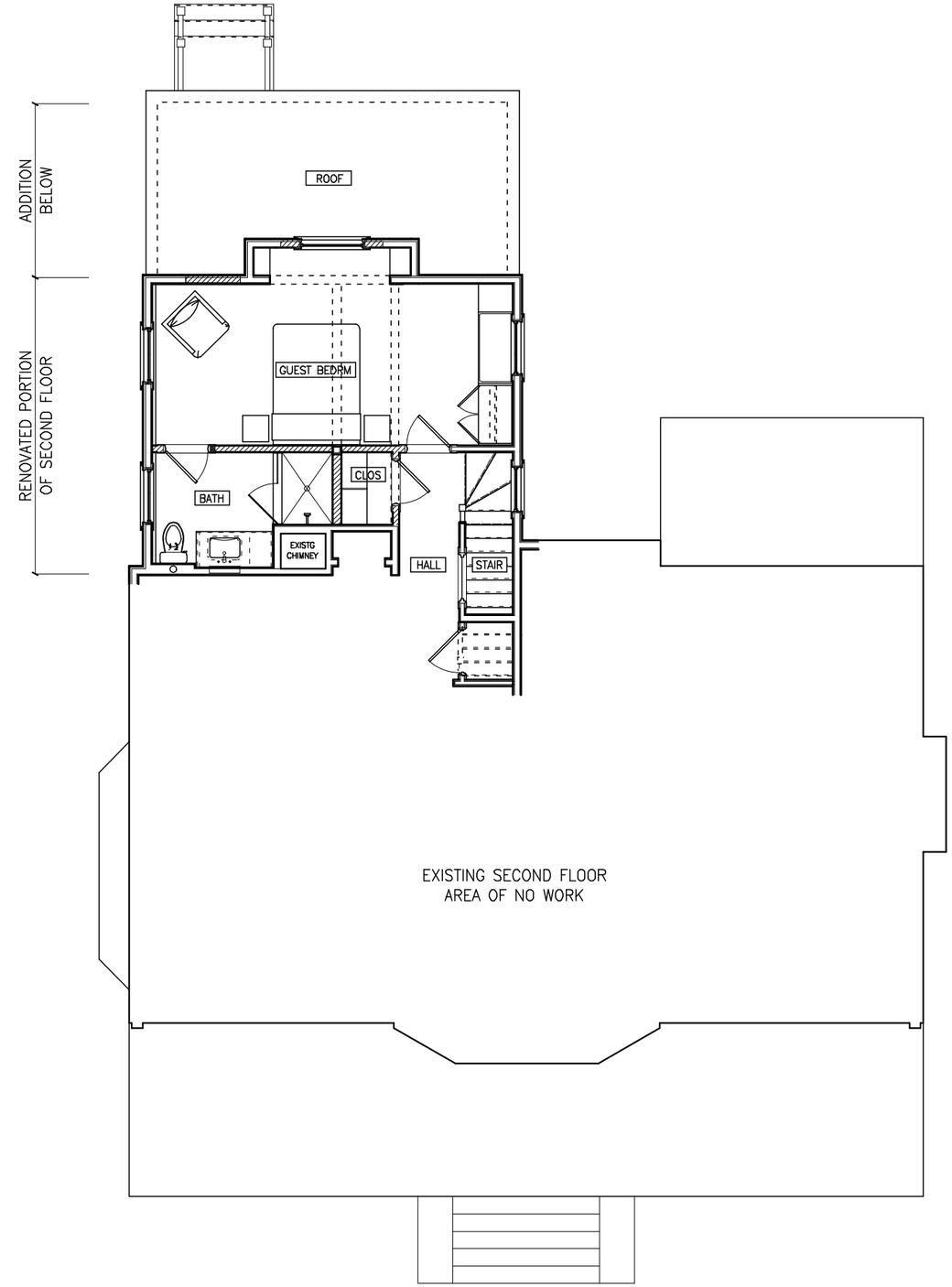
SCALE: 1/8" = 1'-0" DATE: SEPT 8, 2020

124 DEAN ROAD BROOKLINE, MA
EISTING/PROPOSED FLOOR PLANS

1



1 EXISTING SECOND FLOOR PLAN
1/8" = 1'- 0"



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124 DEAN ROAD BROOKLINE, MA
EISTING/PROPOSED FLOOR PLANS

2

EXISTING PORCH/ENTRY/STAIR DEMOLITION:

PORTIONS OF EXISTING HOUSE PROPOSED FOR REMOVAL ARE INDICATED BY CROSS HATCHING.

ALL AREAS OF THE HOUSE OUTSIDE OF THE SCOPE OF DEMOLITION ARE TO BE PROTECTED.

EXISTING HISTORIC WINDOWS ARE TO REMAIN OR TO BE SALVAGED AND REUSED WHEN POSSIBLE. NON-HISTORIC EXISTING WINDOWS TO BE REMOVED.

PROPOSED KITCHEN/MUDROOM ADDITION NOTES:

EXISTING ADDITION EXTERIOR FINISHES TO MATCH EXISTING: PAINTED RED CEDAR SHINGLES, ASPHALT ROOFING, FIBERGLASS GUTTERS TO MATCH HISTORIC WOOD GUTTER PROFILES. RAFTER TAIL DETAIL SIMILAR TO EXISTING HOUSE.

EXISTING HISTORIC WINDOWS ARE TO REMAIN OR TO BE SALVAGED AND REUSED WHEN POSSIBLE.

NEW WINDOWS AT ADDITION WILL BE MARVIN WOOD ULTIMATE DOUBLE HUNG UNITS WITH 7/8" SIMULATED DIVIDED LIGHTS W/ SPACER BARS; SIZES OF UNITS AND MUNTIN PATTERN SIMILAR TO EXISTING HOUSE.

NEW EXTERIOR DOORS WILL BE SIMPSON NANTUCKET SERIES WOOD AND GLASS DOORS.

1 PARTIAL SOUTH DEMO ELEV
1/8" = 1'- 0"

2 PROPOSED SOUTH ELEVATION
1/8" = 1'- 0"

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124 DEAN ROAD BROOKLINE, MA
PROPOSED ELEVATIONS

3

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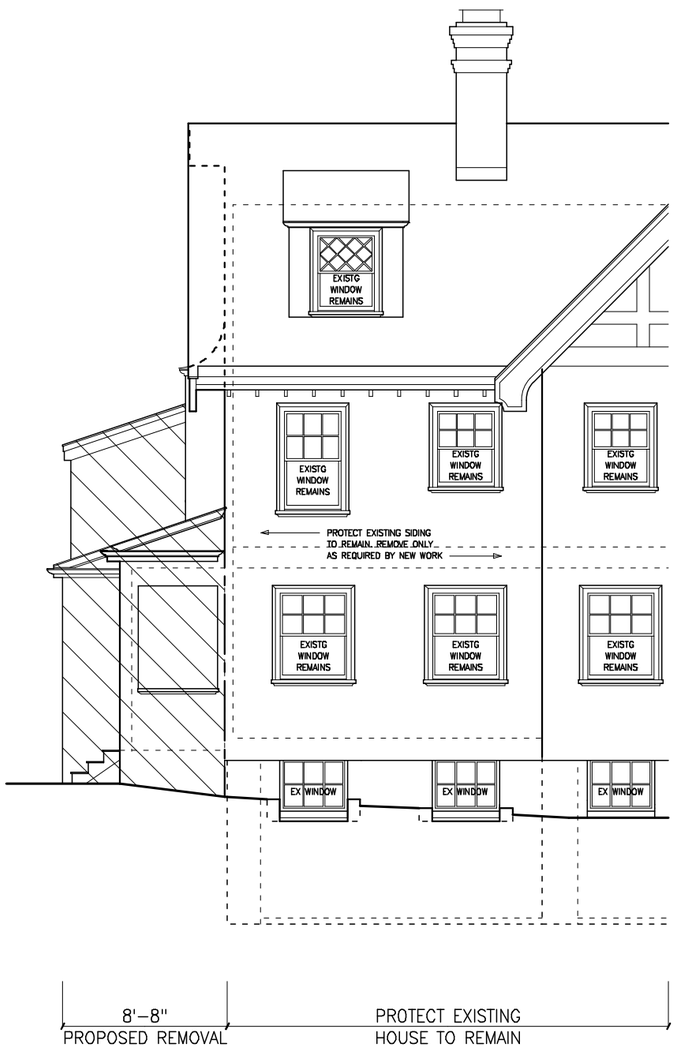

1 PARTIAL EAST DEMO ELEV
1/8" = 1'- 0"

2 PROPOSED EAST ELEVATION
1/8" = 1'- 0"

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SCALE: 1/8" = 1'-0"

DATE: SEPT 8, 2020

124 DEAN ROAD BROOKLINE, MA
PROPOSED ELEVATIONS

4

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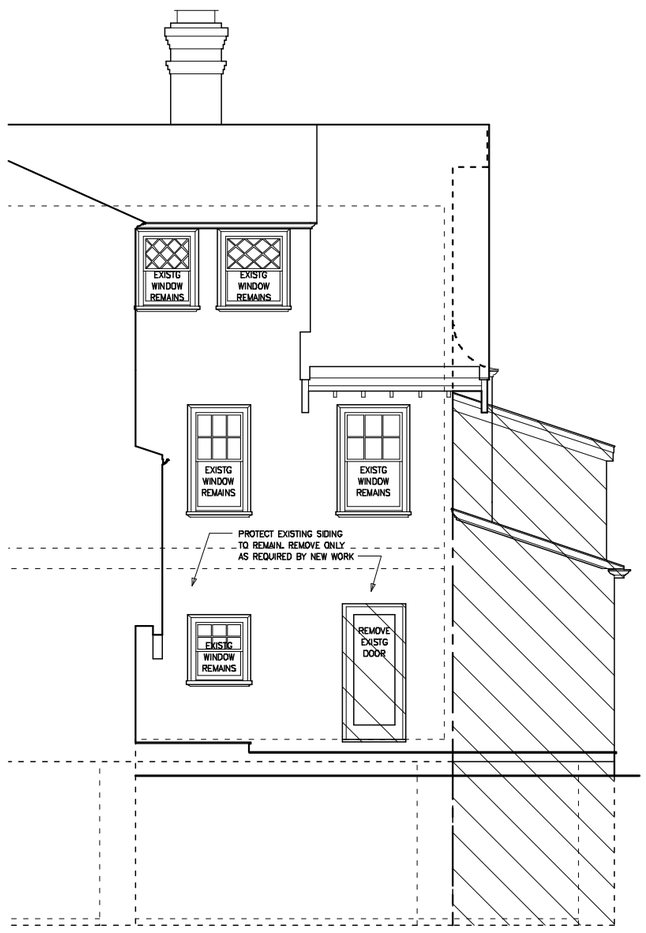
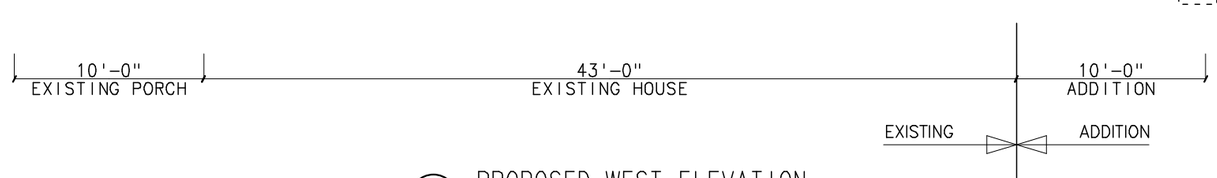


1 PARTIAL WEST DEMO ELEV
1/8" = 1'- 0"



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SCALE: 1/8" = 1'-0"

DATE: SEPT 8, 2020

124 DEAN ROAD BROOKLINE, MA
PROPOSED ELEVATIONS

5

CLOSE UP VIEW SHOWING LOCATION OF PROPOSED ADDITION

OVERALL REAR VIEW SHOWING LOCATION OF PROPOSED ADDITION

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SCALE: N.A.

DATE: DEC 16, 2019

124 DEAN ROAD BROOKLINE, MA
EXISTING HOUSE PHOTOS

CONTEXT VIEW

FRONT VIEW OF HOUSE: NO PROPOSED CHANGE

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SCALE: N.A.

DATE: DEC 16, 2019

124 DEAN ROAD BROOKLINE, MA
EXISTING HOUSE PHOTOS

ZONING S-10 DISTRICT 1 FAMILY DETACHED DWELLING			
CATEGORY	REQUIRED	EXISTING	PROPOSED
LOT SIZE MIN	10,000	11,620	NO CHANGE
FAR MAX	.3	SEE FAR SUMMARY BELOW	
LOT WIDTH MIN	85'	83.88'	NO CHANGE
HEIGHT MAX	35'	38.25'	NO CHANGE
ADDITION HT			15.5'
FRONT YARD	20'	29.5'	NO CHANGE
SIDE YARDS	10'	18.0'/14.5'	NO CHANGE
ADDITION SIDES			19.4'/38.5'
REAR YARD	30'	53.7'	52.3'
OPEN LANDSCPE	10% MIN	EXCEEDS 10%	EXCEEDS 10%
OPEN USABLE	40% MIN	EXCEEDS 40%	EXCEEDS 40%

REFER ALSO TO EXISTING AND PROPOSED SITE SURVEYS
PREPARED BY SNELLING AND HAMEL LAND SURVEYORS

FAR SQUARE FOOT SUMMARY
EXISTING LOT = 11,620 SF ALLOWABLE FAR = .3 ALLOWABLE AREA = 3,486 SF
EXISTG HOUSE FAR CALCS
EXISTING HOUSE = 4,536 SF EXISTING LOT = 11,620 SF EXISTING FAR = .39
PROPOSED HOUSE FAR CALCS
EXISTING HOUSE = 4,536 SF REMOVED AREA = −151 SF ADDED AREA= +200 SF TOTAL PROPOSED = 4,585 SF
PROPOSED FAR = .40

Horst Buchanan Architects, Inc.
88 Prince Street Jamaica Plain, MA 02130 Tel: 617 899-2136

SCALE: NONE

DATE: MARCH 5,2020

124 DEAN ROAD BROOKLINE, MA
ZONING SUMMARY

A0