

# Brookline Preservation Commission

## Local Historic District Report

Address: 135 Crafts Road  
District: Chestnut Hill LHD  
Applicant: Anabelle Skalleberg  
Date Built: 1916  
Architect: Henry F. Keyes  
Builder: Lowell & Miller, Waltham



### Statement of Significance:

The two story Georgian Revival home features a front door surround with a broken pediment and pilasters, 8 over 12 windows and a hipped slate roof. The first owner of the home was L.H. Jenkins of Richmond, Virginia. E. Winslow Ware owned the house by 1919 when the first garage was built. His wife Louise P.J. Ware is listed as the owner of the house when this garage was demolished and replaced in 1940. The Wares owned the home for at least 57 years.

135 Crafts Road is the last in a row of three houses on the southern side of Crafts Road built on smaller lots after 1911, which are smaller in comparison to their neighbors. These homes were the work of real estate developer William V. Tripp, who was also responsible for 46 Crafts Road.

Previous alterations to the house include two additions in 1936 by architect Herman Curtis. A two-story wing with bay was added at this time as well as a 5'6" x 9' conservatory with slate roof. In 1940, the Brooks Skinner 1 car garage was demolished and replaced with a two-car concrete block garage with a flat tar and gravel roof. In 1969 an exterior door to the roof deck was added.

### Proposed Alterations:

The current application proposes a new wood play house for the applicant's children located in the north east side of the front yard. The play house will be 6' high with a 6'x6' footprint, constructed from a kit manufactured by Outdoor Living Today of western red cedar. The play house will be painted and set on 4 concrete pavers placed at the corners. The application does not involve any changes to the main house.

### Applicable Guidelines:

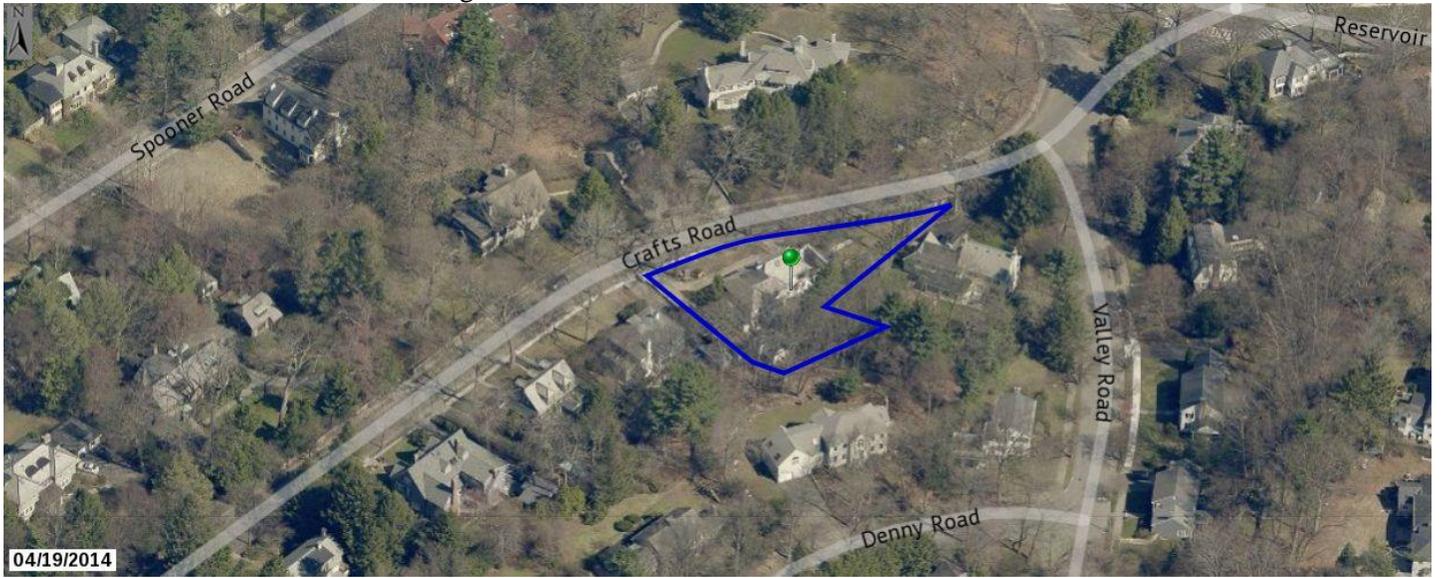
The Preservation Commission's Design Guidelines for Local Historic Districts state that:

- New construction should respect the existing historic streetscape. The historic relationship of buildings to the street, including setbacks and open spaces, should be maintained.
- 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. The Commission may impose dimensional setback requirements more restrictive than those required by the zoning bylaw.

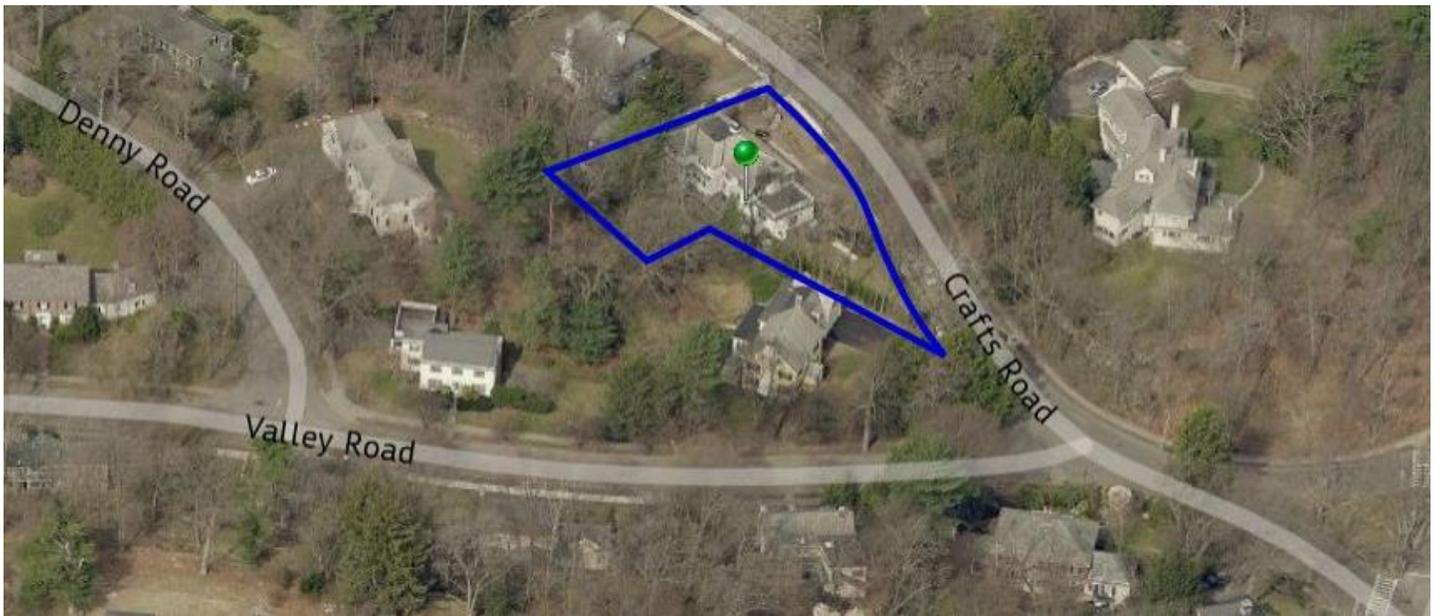
### Preliminary Findings:

The playhouse is constructed of cedar, a material appropriate to the Local Historic District. The Commission should consider the appropriateness of its placement in the yard. The applicant has been asked to check the zoning requirements and place the playhouse accordingly, which caused them to relocate it to a more visible location in the front yard.

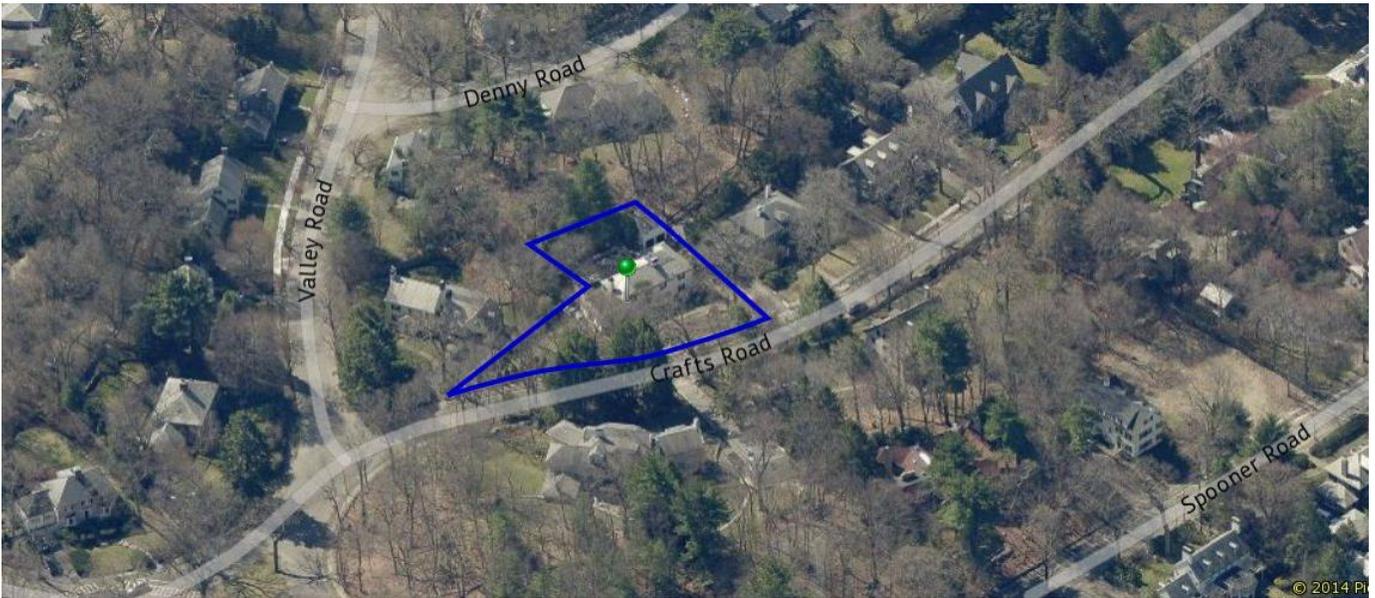
Aerial view of 135 Crafts Road, looking north.



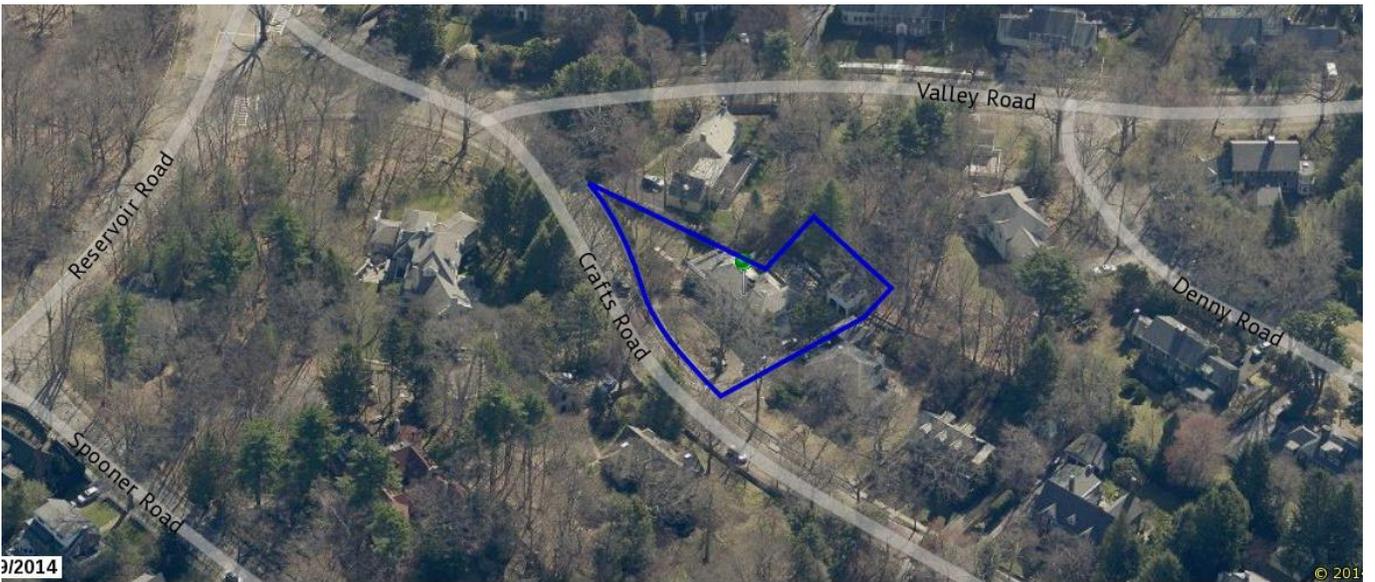
Aerial view of 135 Crafts Road, looking west.



Aerial view of 135 Crafts Road, looking south.



Aerial view of 135 Crafts Road, looking east



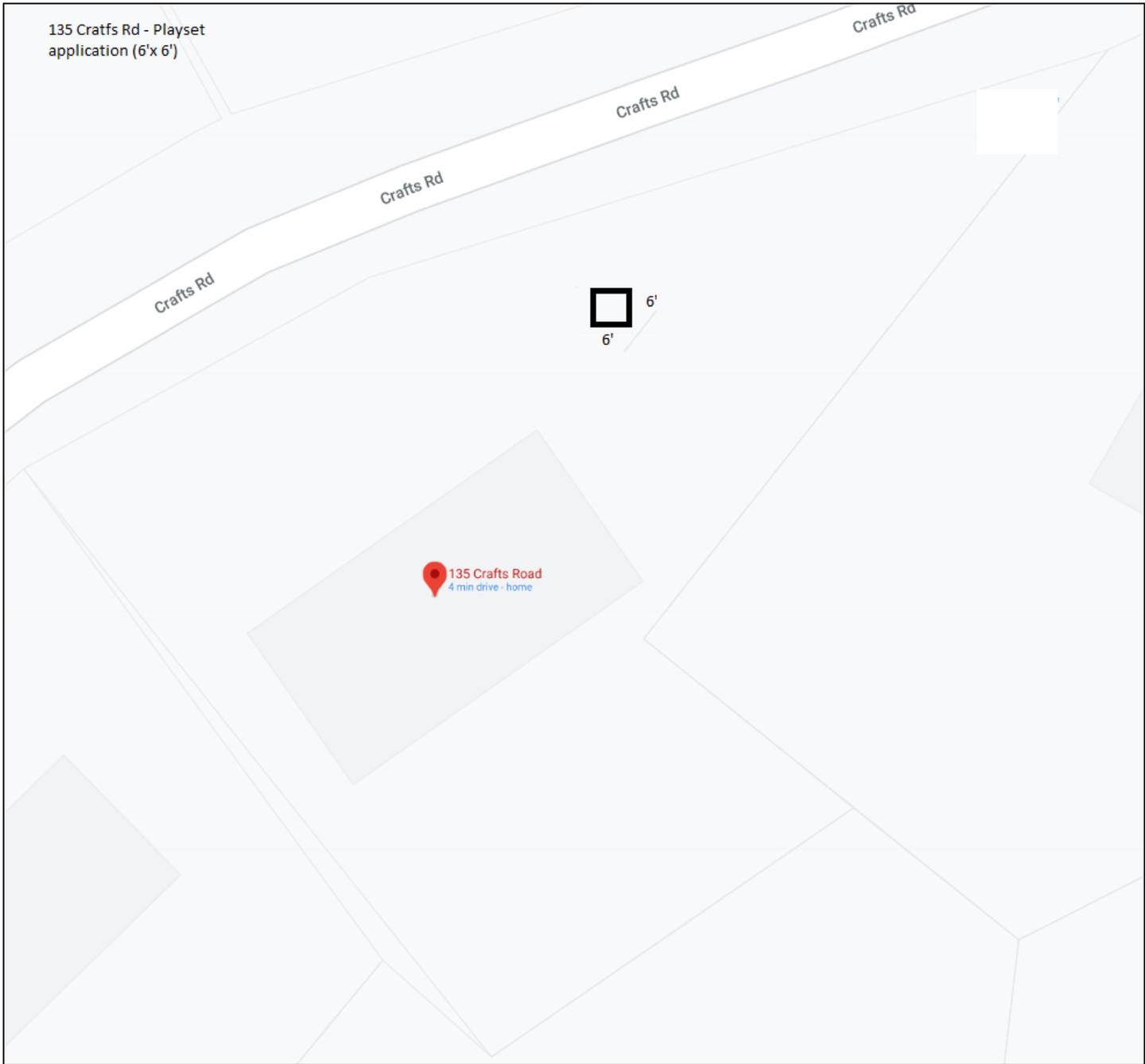


135 Crafts Road, view from Crafts Road



View of side yard from Crafts Road, looking east toward Valley Road. Playhouse will be located behind these bushes.





Map showing the proposed location of the playhouse.



## 6x6 Little Cedar Playhouse

### Outdoor Living Today Assembly Manual

Revision #11  
December 14, 2018

Thank you for purchasing a 6x6 Little Cedar Playhouse. Please take the time to identify all the parts prior to assembly.

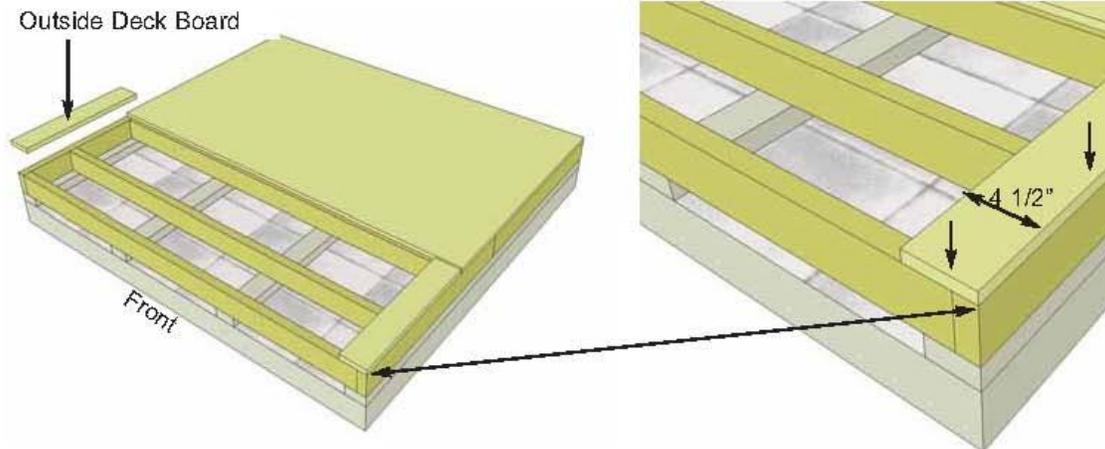
**Safety Points and Other Considerations**  
Our products are built for use based on proper installation and normal residential use, on level ground. Please follow the instruction manual when building your Playhouse and retain the manual for future maintenance purposes.

Some of the safety and usage measures you may wish to consider include:

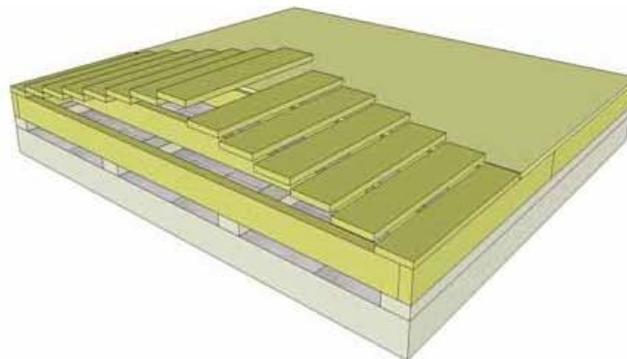
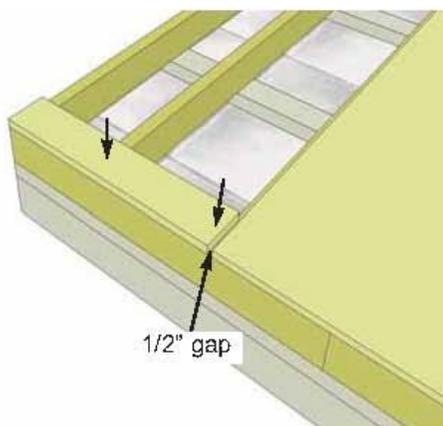


Manufacturer's rendering and photo of proposed play house

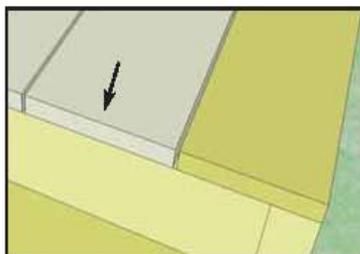




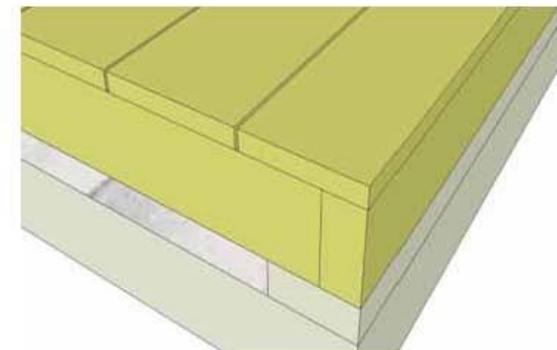
**7.** Locate **Deck Boards** (12 @ 5 3/8" x 3/4" x 24" and 2 @ 4 1/2" x 3/4" x 24"). Start by positioning both 4 1/2" wide Deck Boards to the outside of Floor Framing flush to the front. A 1/2" gap will exist between Plywood Floor and Deck Boards. When correctly positioned, attach both outside boards with 3 - 1 1/4" screws.



**8.** Position remaining interior Deck Boards (12 at 5 3/8" wide) between outside Deck Boards.

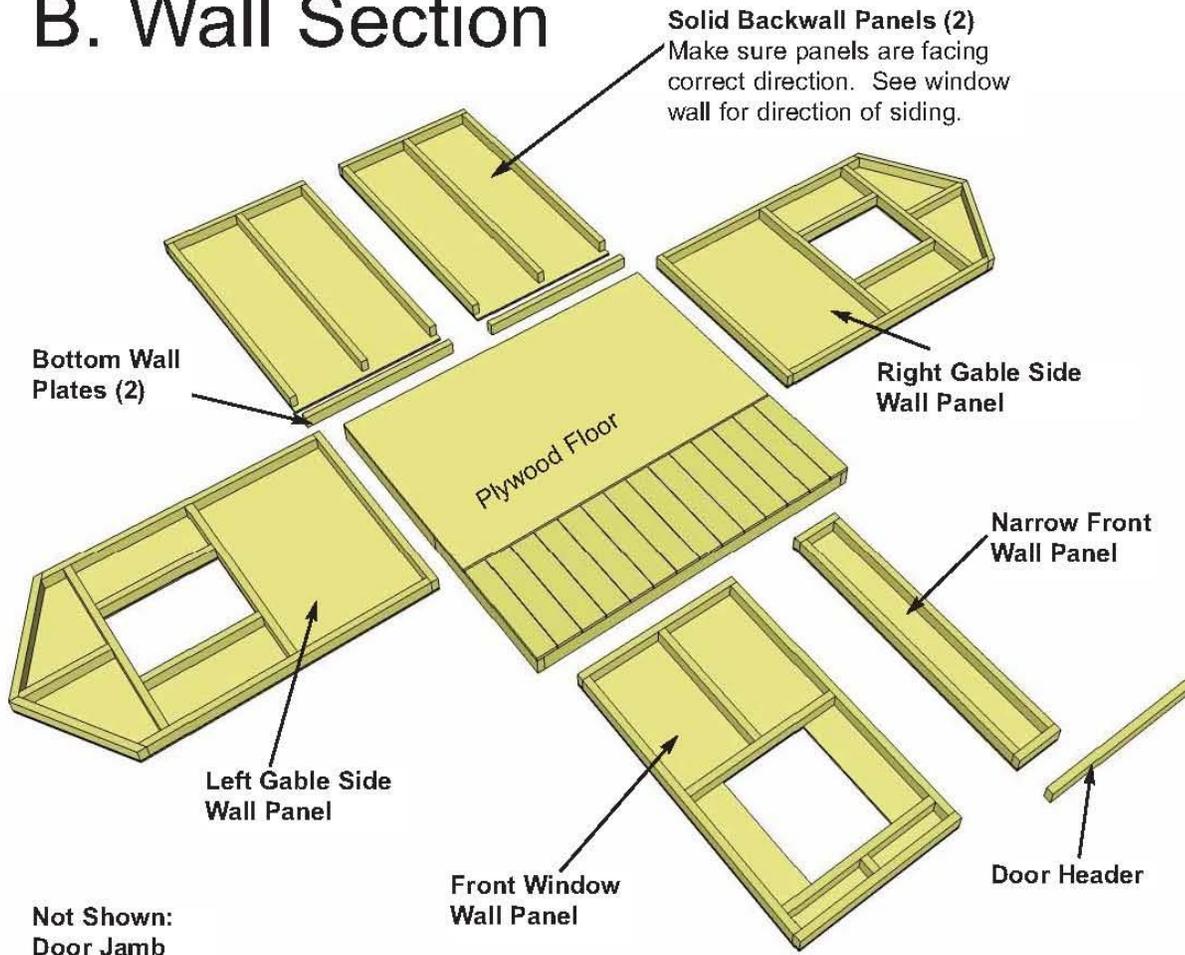


**9.** Space Deck Boards so there is approximately an 1/8" gap between boards and attach with 3 - 1 1/4" screws per piece.

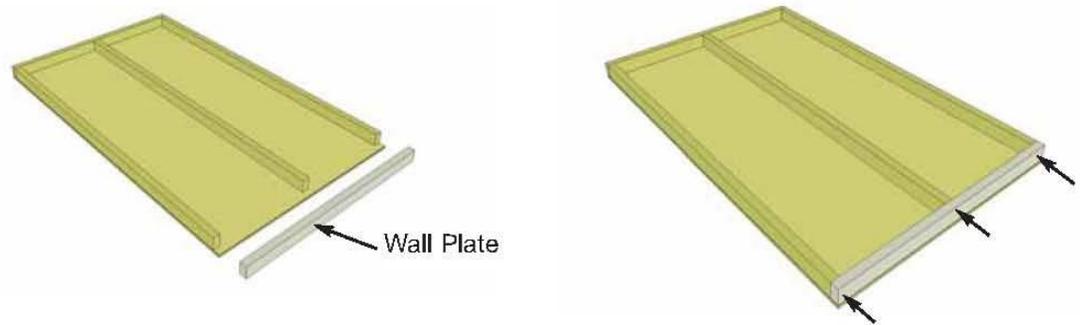


**NOTE:** When floor is completed, make sure the floor is still level and make adjustments if required.

# B. Wall Section



**10.** Lay out all the **Wall Panels** and become familiar with their location.



**11.** Starting with **Solid Backwall Panels**, carefully lay panel face down. Position and attach **Bottom Wall Plate** to bottom of wall studs of each wall panel with 3 - 2 1/2" screws. Position so Wall Plates are flush with framing.

**40.** From the inside of playhouse, complete securing the Front and Rear Roof Panels that were previously tacked down in Steps 37-38. Place an additional 4 - 2 1/2" screws per side from top wall framing on an angle up into roof plywood.

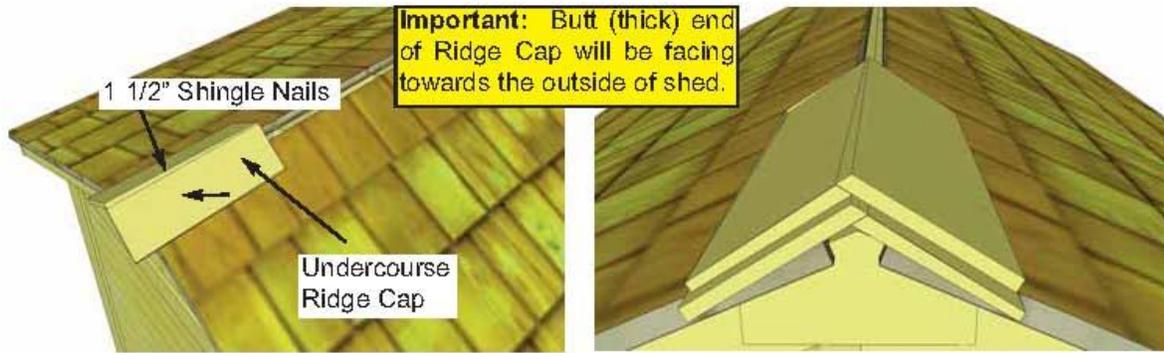


**41.** Using 2" screws, secure Porch Roof Panel to each Porch Rafter from underneath.

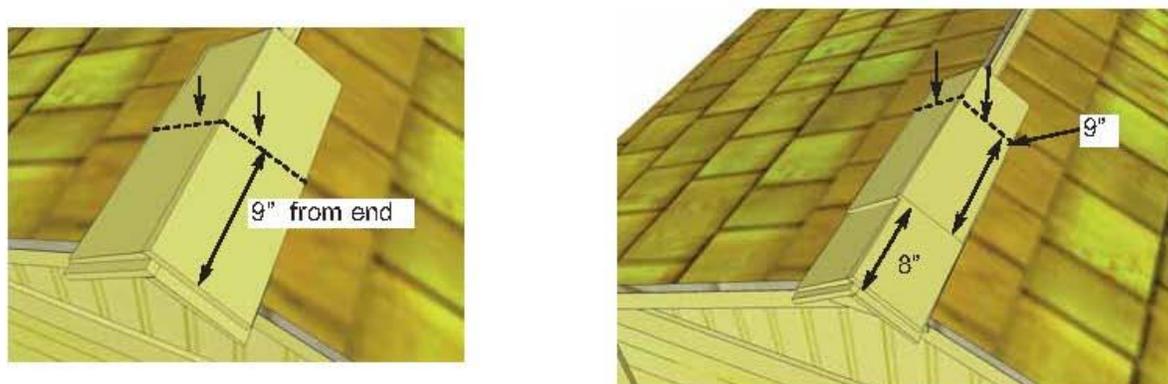


**42.** To complete Roof Section, attach Front and Rear Roof Panels from the top into the Roof Ridge Beam with 3 - 2 1/2" screws per panel.

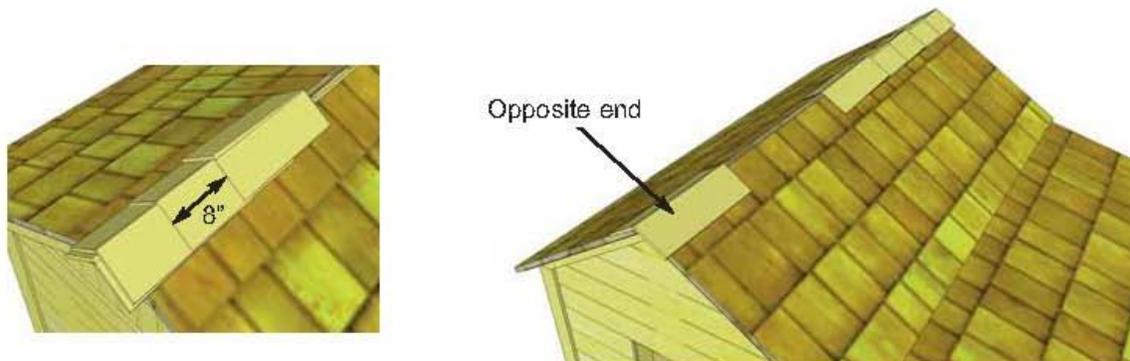
**IMPORTANT:** Make sure screws are angled so they are concealed completely into the Ridge Beam. Exposed screws could seriously harm a child or adult while standing up inside unit. Do a physical inspection inside the playhouse for all exposed screws and remove as required at this point.



**50.** Place First Roof Ridge Cap on roof peak (Undercourse Cap) overhanging shingles by approximately 1". Attach with 2 - 1 1/2" Shingle Nails. Place 2nd Ridge Cap 1" back from 1st cap.



**51.** Attach 2nd Ridge Cap 9" from Ridge Cap end with 2 - 1 1/2" Shingle nails. Place 3rd Ridge Cap 8" back from 2nd (enough to cover shingle nails). Attach 3rd Ridge Cap 9" from end as per previous Ridge Cap.



**52.** Position and attach 4th Ridge Cap as described above. Continue to position and attach Ridge Caps until half of roof is complete. Starting from opposite end, continue to position and attach Ridge Caps as per Steps 50-51.