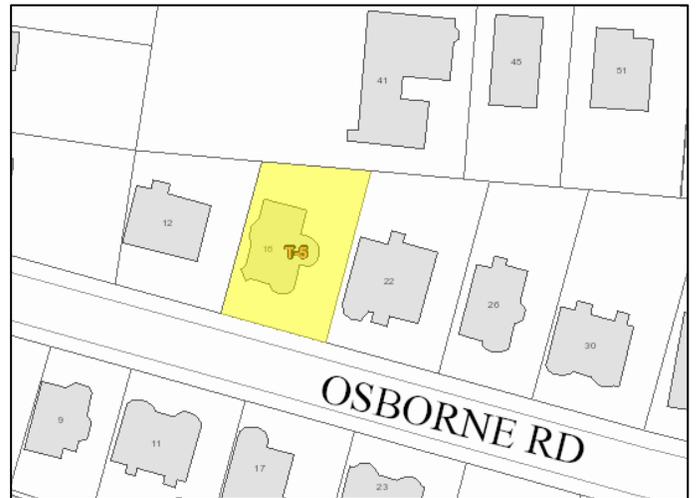


Brookline Preservation Commission

Local Historic District Report

Address: 18 Osborne Road
District: Graffam Mckay LHD
Applicant: Chad & Abigail Cox
Date Built: 1899
Architect: Ralph Jackson
Builder: Charles Collar



Statement of Significance:

The 2 ½ story Free Classic Queen Anne home was built by Charles Collar as a speculative venture; once completed it was sold to Frank A. Clark who worked in the postal service in Boston. Clark in turn sold it to Henry Hill, a Boston brush manufacturer in 1901. Collar, who acted as his own contractor, worked in Ashburton Place, Boston. Jackson's design is very much in the style of the Colonial Revival houses built in this neighborhood, but is distinctive in its own right. The principal facade has both a circular tower and a large corner bay window. In addition, there are bay windows on either side of the house and a large wrap-around porch which, unlike many in the neighborhood, is curved rather than square. This distinctly Queen Anne massing is articulated with Colonial Revival detailing. The pedimented dormer in the center of the façade's hip roof features a Palladian window while the cornice has both brackets and dentil details. The front entrance has full-length sidelights in the door surround and pairs of Tuscan columns resting on pedestals in the porch railing.

Alterations to the home include a 1903 kitchen addition with a room above (also by Collar), interior renovations in the 1940's and in 1988, as well as a 10'x12' deck and window replacements in 1988.

Proposed Alterations:

The current proposal is for the replacement of 2 windows in on the first floor of the home. Both of these windows are currently single-pane jalousie style windows with exterior storms. On the left side, the jalousie window will be replaced with two 1/1 double hung windows in the existing opening. On the right side, the existing opening will be enlarged to accommodate a 45"x 68 ½" 1/1 double hung window. The proposed windows are Marvin wood sash with insulated glass; the existing storm windows will be removed.

Applicable Guidelines:

- Existing windows should be repaired not replaced.
- If an applicant believes that a window cannot be repaired, the applicant's proposal for replacing and window(s) will be reviewed on a window-by-window basis.
- If a replacement window is proposed, the materials and design of the existing window, including the casing, size, number of panes and type of window (e.g. single pane, true divided light), should not be changed, unless the window is not a character defining feature of a façade, in which case minor changes in proposed replacement window may be approved by the Commission.
- If a replacement window is proposed, it should not have muntin bars greater than 7/8ths" wide and should not have jamb liners contrasting in color to the windows.
- If a window in new construction has insulating glass and if the division of the lites of glass is deemed appropriate by the Commission, it should have either "true divided lites with muntins" no wider than 7/8ths" and (ii) dark colored internal spacer bars, but it should not have either flat muntin grids applied to the inside or outside panes nor removable muntin grids.
- New and replacement windows should not be clad in non-historic materials. Vinyl or vinyl-clad and metal-framed sash, and replacement windows incorporating external storm panels that are integrated into the sash, should not be used.
- Tinted solar glass should not be used.
- Wood frames should not be metal panned and the dimensions of window openings, jambs and sashes should not be changed.

Preliminary Findings:

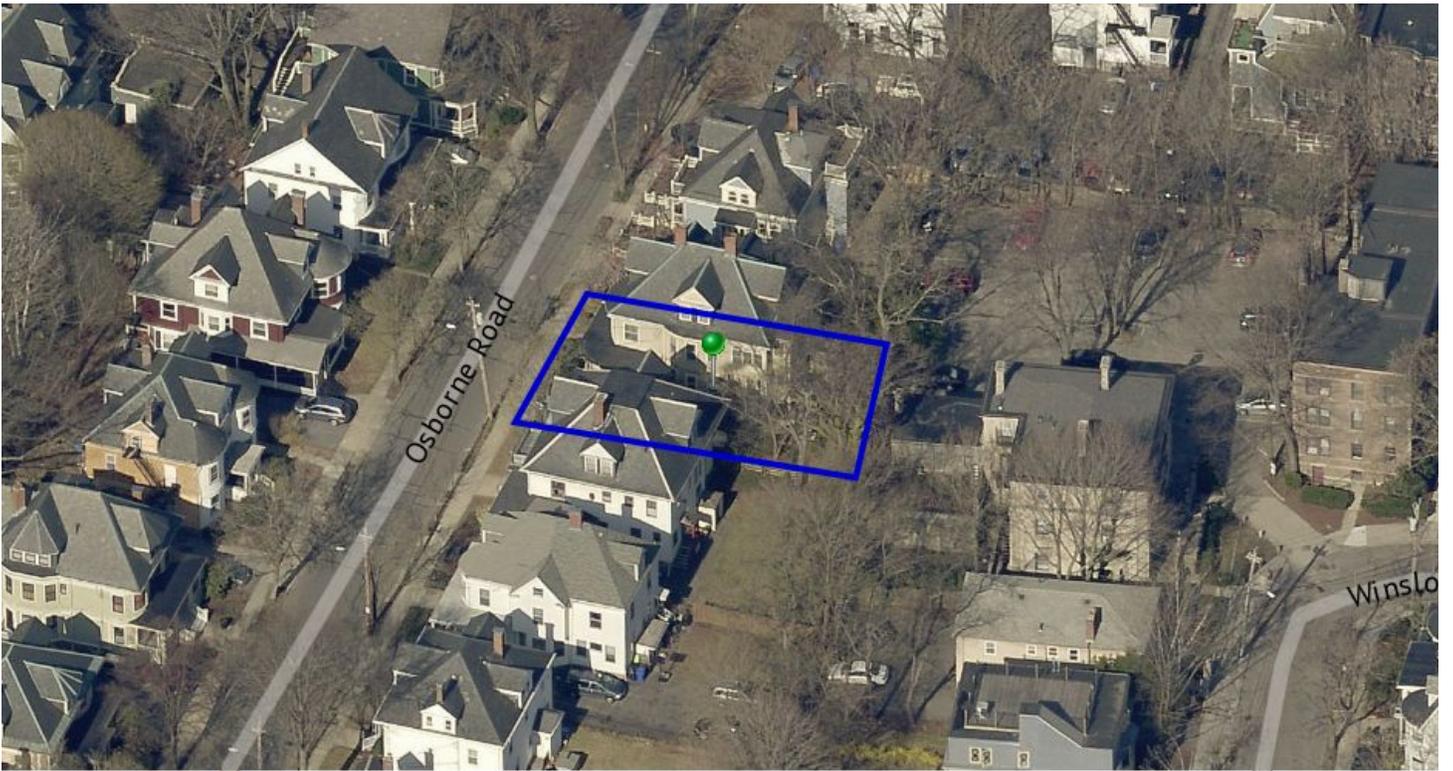
The windows proposed for replacement are not original windows, so the proposal to change the construction from jalousie to one-over-one double hung windows may be appropriate as it is consistent with other windows on the house. The Commission should consider the appropriateness of dividing the left window into two separate sashes as proposed; other one-over-one windows in the house are not arranged in pairs. Since the existing windows are single-glazed, the design guidelines do not support their replacement with insulated glass. Typically, single pane windows are expected to be replaced with single pane. The Commission should also consider the appropriateness of changing the size of the window on the right elevation.



Aerial view of 18 Osborne Road, looking east.



Aerial view of 18 Osborne Road, looking south.



Aerial view of 18 Osborne Road, looking west.



Aerial view of 18 Osborne Road, looking north.



Façade, view from Osborne Road



Right side of home, window to be replaced circled



Left side of home, window to be replaced circled



Close-up views of windows to be replaced (existing storm windows in place)



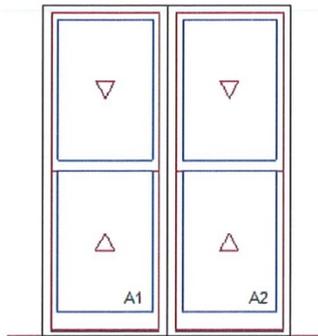
Interior views of the windows to be replaced, showing jalousie construction

Cox Project - Windows
 18 Osborne Road
 Brookline, MA 02446

Lee Kimball - 18 Osborne - 8-6-20
 Lee Kimball - 18 Osborne - 8-6-20

The following is a schedule of the windows and doors for this project.

Line #1	Mark Unit: <i>FRONT - LEFT SIDE ON PORCH</i>			
Qty: 1				



As Viewed From The Exterior

Entered As: FS
 RO 53" X 69"
Egress Information A1, A2
 Width: 22 7/16" Height: 28"
 Net Clear Opening: 4.36 SqFt
Performance Information A1, A2
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.51
 Condensation Resistance: 57
 CPD Number: MAR-N-68-05547-00001
 ENERGY STAR: NC

Primed Pine Exterior
 Bare Pine Interior
 2W1H - Rectangle Assembly
 Assembly Frame Sizew/ Subsill

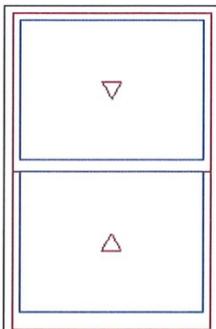
52" X 68 1/2"
 Assembly Rough Opening w/ Subsill
 53" X 69"

Unit: A1
 Ultimate Wood Double Hung
 Basic Frame 26" X 67 13/32"
 Rough Opening w/ Subsill
 27" X 69"
 Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bronze Sash Lock
 Beige Jamb Hardware
 Half Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose

Unit: A2
 Ultimate Wood Double Hung
 Basic Frame 26" X 67 13/32"
 Rough Opening w/ Subsill
 27" X 69"
 Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile

Bronze Sash Lock
 Beige Jamb Hardware
 Half Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 Primed Pine Exterior Mull Cover
 Standard Mull Charge
 4 9/16" Jamb
 Exterior Casing - None
 Primed Pine Simulated Thick Subsill
 7" Long Sill Horns
 No Installation Method
 ***Note: Non-Certified mull: check with local code officials for project specific requirements.
 ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill. Field application may require special sizing.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: <i>RIGHT SIDE - TOWARD FRONT ON PORCH</i>			
Qty: 1				



As Viewed From The Exterior

Entered As: FS
 RO 45" X 68 1/2"
Egress Information
 Width: 40 7/16" Height: 27 3/4"
 Net Clear Opening: 7.79 SqFt
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.51
 Condensation Resistance: 57
 CPD Number: MAR-N-68-05547-00001
 ENERGY STAR: NC

Primed Pine Exterior
 Primed Pine Interior
 Ultimate Wood Double Hung
 Frame Size w/ Subsill
 44" X 68"
 Rough Opening w/ Subsill
 45" X 68 1/2"
 Top Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bronze Sash Lock
 Beige Jamb Hardware
 Half Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Exterior Casing - None
 Primed Pine Simulated Thick Subsill
 7" Long Sill Horns
 No Installation Method
 ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill. Field application may require special sizing.
 ***Note: Unit Availability and Price is Subject to Change