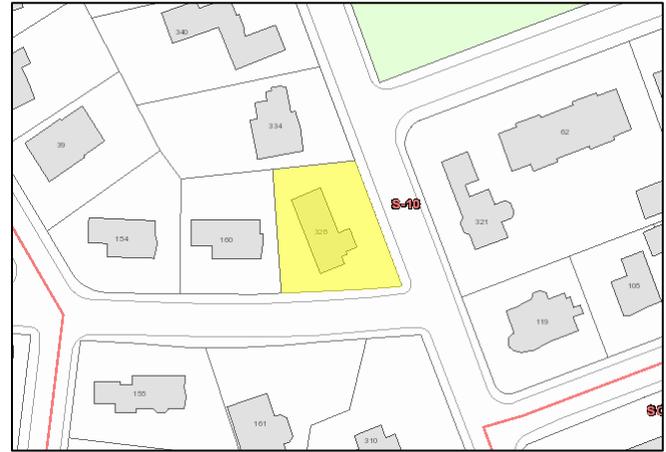


# Brookline Preservation Commission Demolition Application Report

Address: 328 Kent Street  
Applicant: Malatri Chayavichitsilp  
Building Type: House (Partial)  
National Register Listing (if Applicable): Longwood NRD



## Historical/Architectural Significance:

The single family residence at 328 Kent Street was designed by architect Isadore Richmond, constructed in 1938 by builder Ralph Porter for Robert Wise, the first owner of the home. Robert Wise was the President and Treasurer of the National Ice Cream Co., with manufacturing operations at 166 London Street in East Boston. He also served as president of the North East Association of Ice Cream Manufacturers during his career. After Robert's death in 1976, his wife Ethel Wise continued to own the home until 1993.

Architect Isadore Richmond was the son of Russian and Polish immigrants, born in Chelsea MA in 1894. Richmond was educated at MIT, receiving a Rotch travel scholarship to attend the American Academy in Rome in 1923. This home is one of the early works Richmond completed prior to establishing the firm Richmond and Goldberg with fellow MIT graduate, Rotch scholar and Chelsea native, Carney Goldberg. The two practiced together from 1946 to 1973, becoming known in the Boston area for public and institutional architecture in the International Style. In Brookline they designed the Stanetsky Schlossberg Solomon Memorial Chapel (1668 Beacon Street, 1953) and the Temple Emeth (194 Grove Street, 1948), which received the Harleston Parker Medal from the Boston Society of Architects. Their most notable residential design in Brookline was 238 Eliot Street (1953). The firm was also very active in Brookline municipal architecture, designing the Refuse Incinerator (1954), which won an Award of Merit for Industrial Design from the American Institute of Architects, as well as four BHA public housing developments. Richmond served as President of the Boston Society of Architects and Chief of Development for the Commonwealth's State Housing Board during his career.

Like many other 20<sup>th</sup> century homes in the Longwood National Register District, the 2 ½ -story English Revival style home was designed to fit into the pre-existing mid to late 19<sup>th</sup> century architecture. Brick cladding, slate roof, copper flashing and steel casement windows echo traditional building materials of the neighborhood. The asymmetrical façade is

composed of a dominant front facing gable with wing and steeply pitched gable rooflines. The secondary roof forms are more unusual for the style, however, as a single-story flat roofed wing intersects the southwest corner of the building and the forward facing gable becomes a hip roof to the rear. A closer look at the home's detailing reveals subtle modernist influences in the design, a testament to Richmond's emerging Modernist inclinations. Architectural details are very restrained where present with relatively small, narrow casement window openings creating an emphasis on the unadorned wall surface. The steel casement windows are cut into the wall with no decorative detailing beyond simple sills. The façade is punctuated by a tall, slightly off-center column of glass block windows, imitating the form of the casements with exaggerated dimensions. The flat roof is constructed without a ledge at the roof line while pitched rooflines terminate with little to no rake or eave overhangs.

The house at 328 Kent Street meets the following criteria for an initial determination 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 building at 328 Kent Street retains integrity of location, design, setting, feeling, materials, and workmanship.

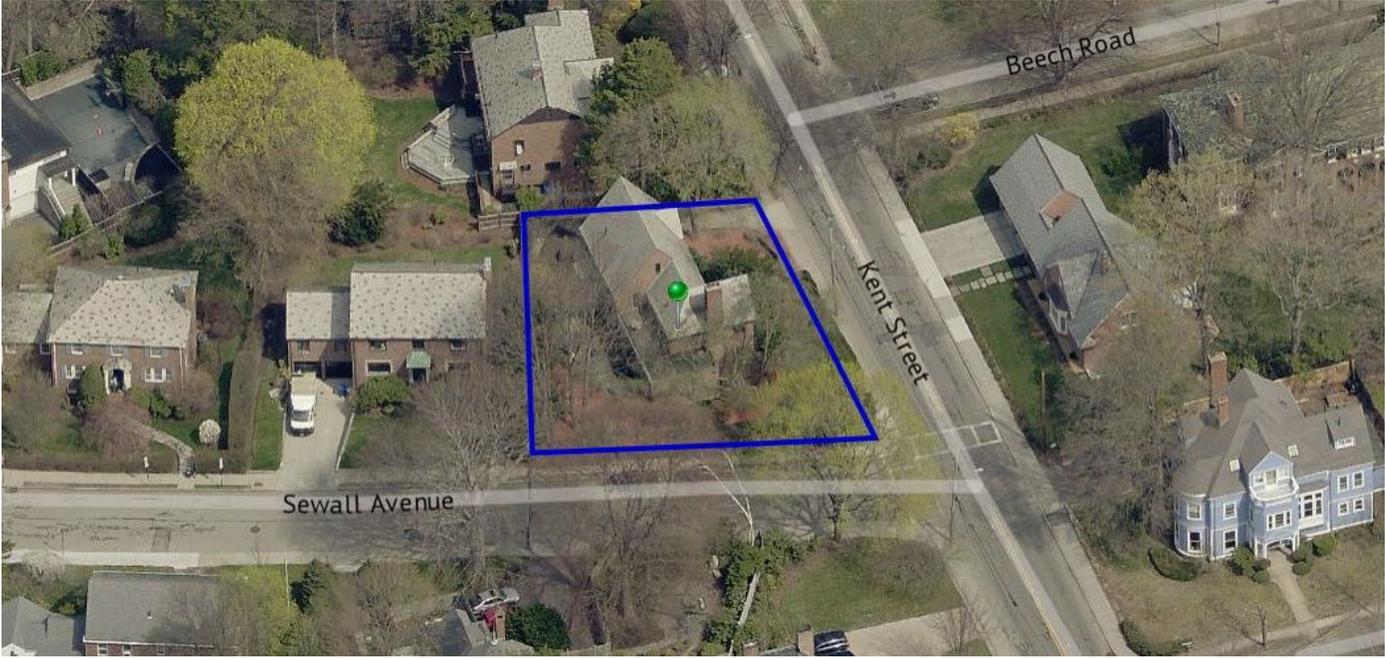
In April of 2020, the applicant contacted Preservation Planners to review window replacement for a proposed basement renovation project. During this review, Planners concluded that the windows concerned could not be considered a character defining feature of the house due to their location at the rear & substantially below grade. Therefore, Demolition Review was not triggered and Planners provided advisory feedback before signing off on the building permit administratively. For the purpose of replacing the rear basement windows, the proposed Anderson 100 Series casement windows were approved as submitted.

In August of 2020, the applicant reached out again requesting a sign off on the previously approved windows for a building permit in Accela. Upon reviewing the permit, Planners determined that the new proposal to replace all windows on the first and second floor triggered demolition review because these windows are a character defining feature of a building on the National Register. This review is required under Article 5.3 Section 2.h, the definition of demolition, which includes "the systematic removal, effacement, or destruction of the exterior architectural elements which define or contribute to the historic character of the building" if the building is on the National Register. For the purposes of replacing all above grade windows on the house, the Anderson 100 Series casement windows did not qualify for administrative sign-off as they are not constructed of in-kind materials and do not have the same sash dimensions as the original.

In the course of the review, the applicant was asked to consider restoration of the windows on the first and second floor. The applicant has stated that these windows cannot be restored due to the severity of corrosion and installation details and has provided existing condition photographs to support this statement. Given the known difficulty of replacing single pane steel casement windows in-kind, the Commission should consider the material and construction of the proposed windows and determine whether they are an appropriate replacement for the original.



Aerial view of 328 Kent Street, looking east.



Aerial view of 328 Kent Street, looking north.



Aerial view of 328 Kent Street, looking west.



Aerial view of 328 Kent Street, looking south.



Façade, view from Kent St.



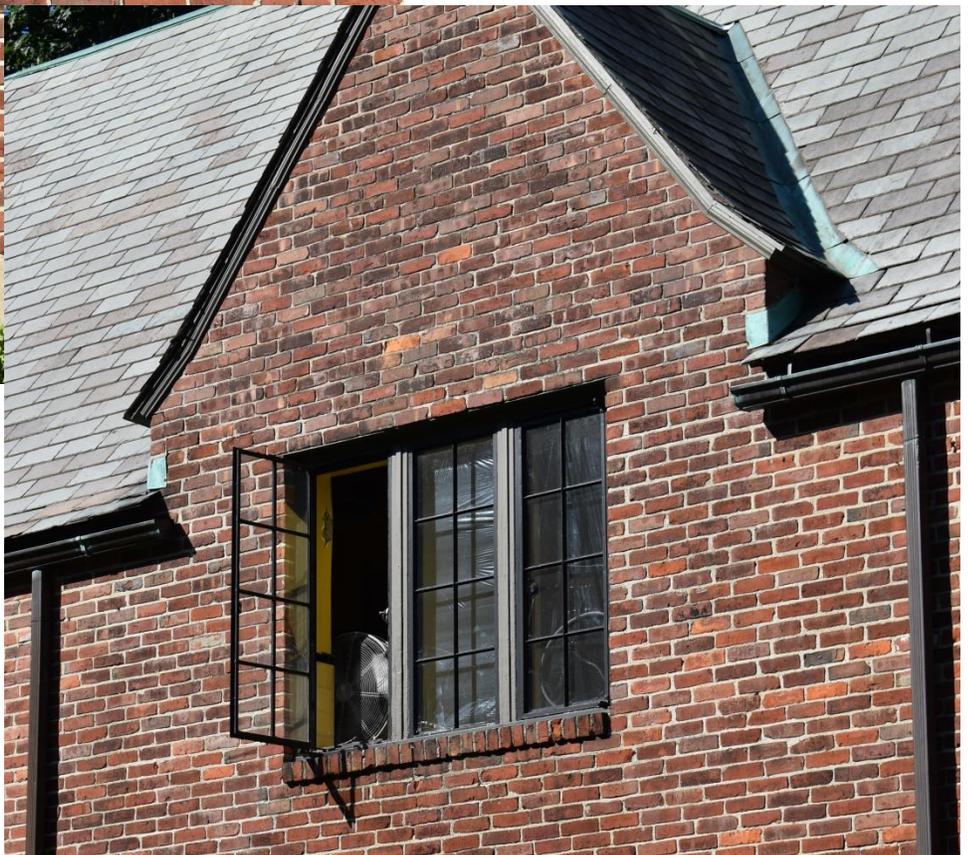
View of façade & north elevation.



South elevation, view from Sewall Ave



Window & roof details

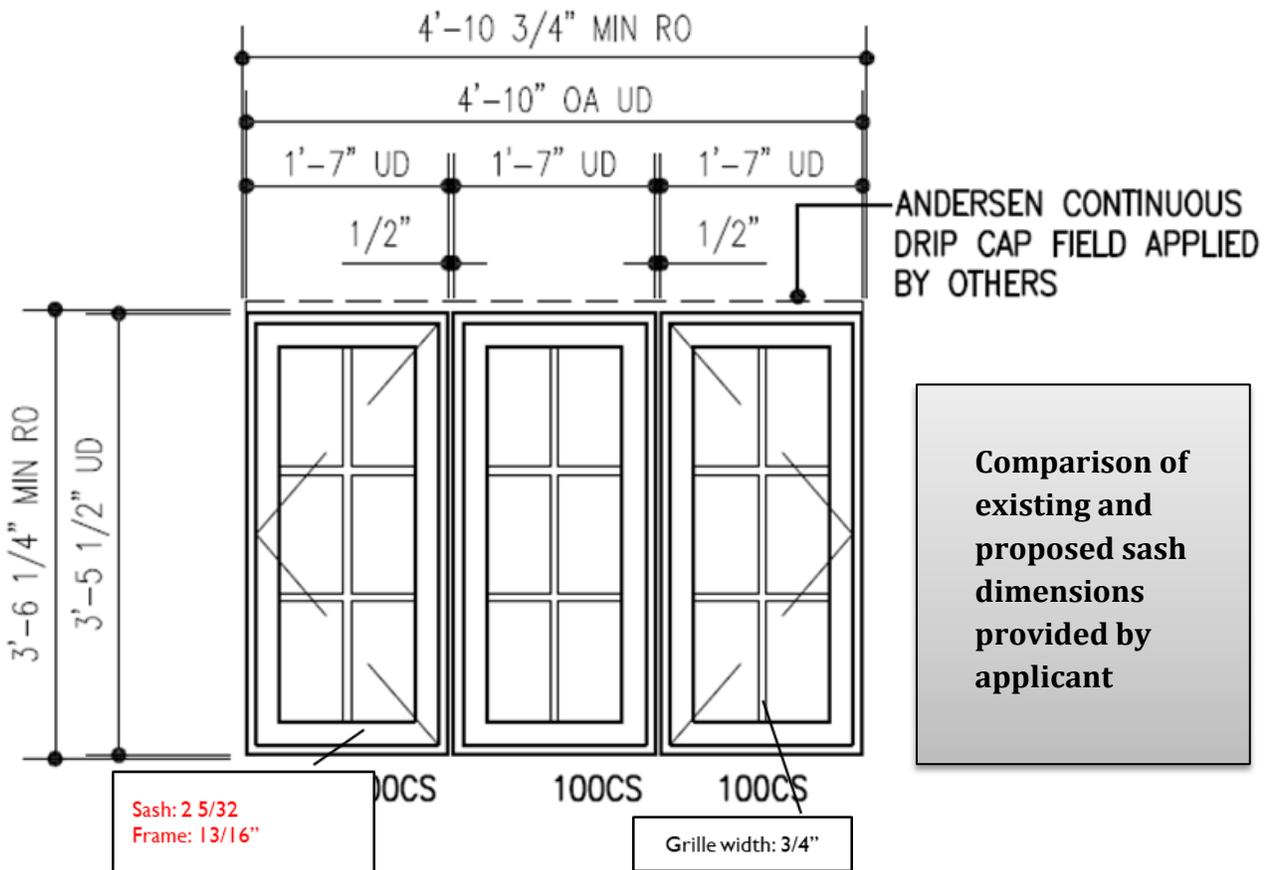




Existing conditions of the steel casement windows



Grille width: 3/4"



Measurements indicated above, presented as a table for ease of comparison:

	Existing	Replacement
Sash	1 3/4" (1.75")	2 5/32" (2.15625")
Frame	1/4" (0.75")	13/16" (0.8125")
Grille	3/4" (0.75")	3/4" (0.75")

Construction details selected for the proposed windows:

## GRILLE OPTIONS

Grilles for Andersen® 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.

### Finelight™ Grilles-Between-the-Glass

make glass easy to clean. They have an elegant, sculpted profile, plus they offer a two-sided color scheme, allowing them to match both the interior and exterior of the window or patio door.



### Finelight Grilles-Between-the-Glass with Exterior Grilles

make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



### Full Divided Light

feature grilles permanently applied to the interior and exterior of the window with a spacer between the glass for an authentic look.

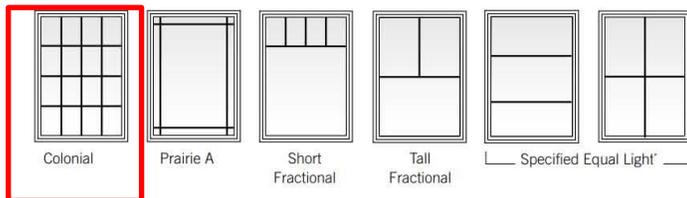


### Simulated Divided Light

offers permanent grilles on the exterior and interior with no spacer between the glass.

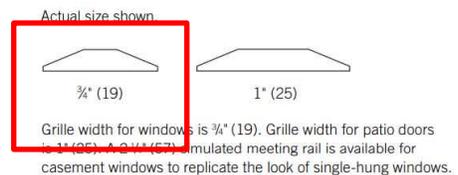


## GRILLE PATTERNS



To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

## GRILLE BAR WIDTHS



Fibrex is a composite material invented by the Andersen Window Corporation. By weight, Fibrex is composed of 40-percent recycled Ponderosa pine wood fibers and 60-percent polyvinylchloride. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen products, Fibrex has advantages like narrower frames allowing for more glass space, high energy efficiency and low maintenance.

## 100 SERIES WINDOWS & DOORS DELIVER BEAUTY, PERFORMANCE & DURABILITY.

### ATTRACTIVE CORNER SEAMS.

100 Series products feature **low-visibility corner seams** for a cleaner and more contemporary look.

### COLORS THAT LAST.

Durable, factory-finished interiors and exteriors never need painting and **won't fade, flake, blister or peel,** even in extreme cold or heat.

### ATTRACTIVE MATTE INTERIORS.

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black.\*\*

### ENERGY EFFICIENT IN EVERY CLIMATE.

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S., so they can help reduce heating and cooling bills. What's more, Fibrex® composite material **blocks thermal transfer nearly 700 times better** than aluminum.



### EASY OPERATION FOR YEARS TO COME.

All 100 Series products are **tested to the extreme** to deliver years of smooth, reliable operation.

### SUPERIOR WEATHER RESISTANCE.

Our weather-resistant construction **seals out drafts, wind and water** so well that your reputation is protected whatever the weather.

### QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE.\*

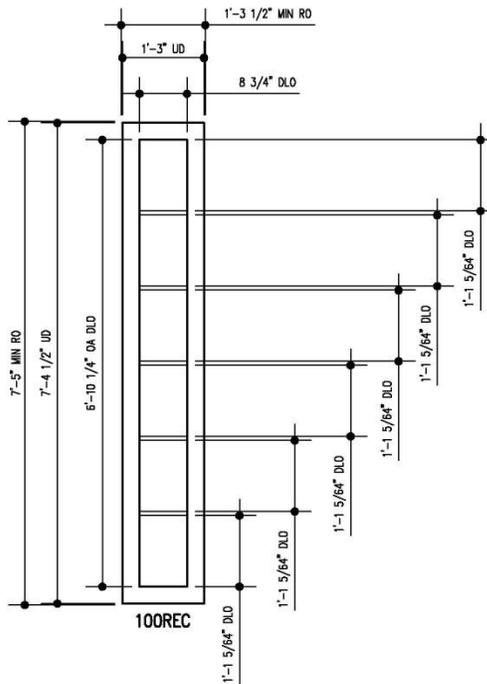
Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner** for real added value.

**OWNER2OWNER®  
LIMITED WARRANTY**

### DESIGNED FOR PERFORMANCE.

100 Series products are designed to meet or exceed performance requirements in all 50 states!

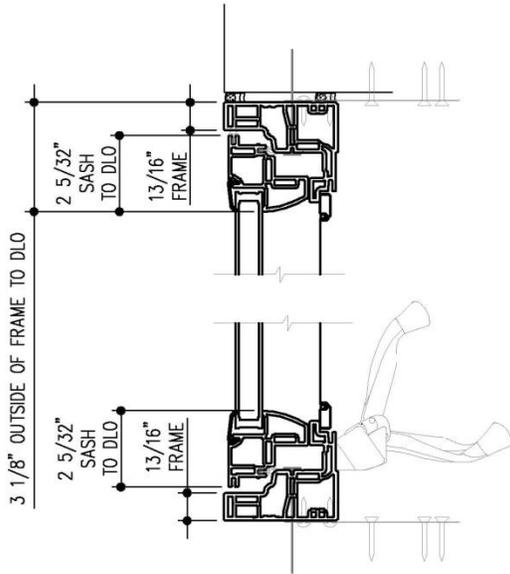




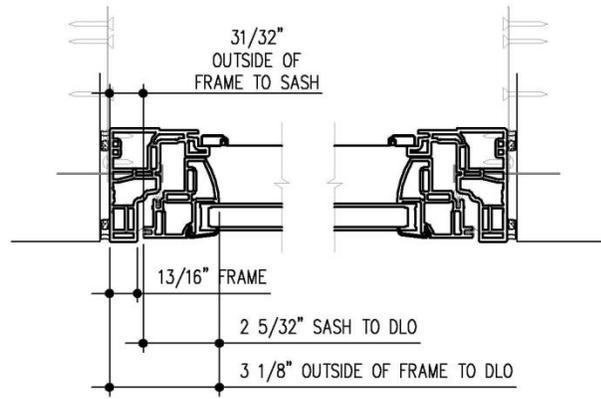
	TITLE:	PROJECT: 328 KENT ST		
	SCALE: 1/2" = 1'-0"	LOCATION: BROOKLINE, MA		
Andersen Windows, Inc. 100 Fourth Avenue North Bayport, Minnesota 55003	DATE: 09.11.2020	SHEET: 1 OF 1	DRAWN BY: JAL	FILE: 09112020-BK
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Detail drawing of proposed replacement for the glass block window on the façade.

# 100 SERIES CASEMENT HEAD



# 100 SERIES CASEMENT SILL



# 100 SERIES CASEMENT JAMB

	TITLE:		PROJECT: 328 KENT ST	
	SCALE: 3" = 1'-0"		LOCATION: BROOKLINE, MA	
Andersen Windows, Inc. 100 Fourth Avenue North Boyport, Minnesota 55003	DATE: 09.11.2020	SHEET: 1 OF 1	DRAWN BY: JAL	FILE: 09112020-BK
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