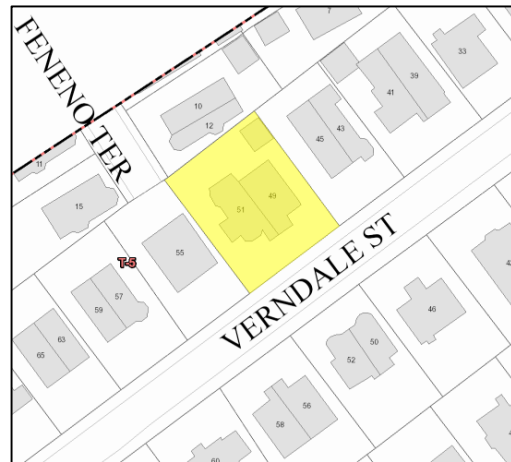


Brookline Preservation Commission

Retroactive Demolition Application Report

Address: 49-51 Verndale Street
Applicant: Maria Correa
Building Type: Detached Garage
National Register Listing (if Applicable): N/A



Historical/Architectural Significance:

The stucco wood framed garage at 49-51 Verndale Street was permitted for construction in 1911. The owner is listed as A.R. Taintor and the architect is F.A. Norcross. The land on Verndale Street was subdivided by the 1890s and many of the lots were sold to developers. The oldest houses on the street were built between 1897 and 1900 by the heirs of Otis Shepard, while A.R. Taintor, a builder, developed a second portion of the street between 1911 and 1916. Harry Sklaver and the Lewenberg family were responsible for the houses constructed during the early 1920's. Many of the houses were owned by the developers and rented for a period of years before they were sold. Most of the houses were for two families, with some being occupied on one floor by the owner/developer and the other rented out.

The noted second portion of development is also the beginning of the construction of accessory structures on the street. The 1907 atlas shows zero accessory structures, however, by 1913, there are six accessory garage structures, with all but one being located behind a newly constructed house. All six garages (31, 49-51, 56-58, 57-59, 64-66, 67-69 Verndale Street) can be attributed to A.R. Taintor, and three share F.A. Norcross for an architect. It should be noted that it appears not all of the garages shared a similar design, and two have since been demolished. Addison R. Taintor was originally from Connecticut and was an early resident on the street with his wife Bessie, appearing on the 1900 census as residing at 15 (now 31) Verndale Street and listed as a traveling clothes salesman. Taintor appears to have lived at his properties at various times throughout the years, including at #69 in 1916, #73 in 1924 and #49 in 1928. Interestingly, Taintor continues to be listed as a salesman on census and town directory data until 1929, when he is listed as working in real estate for the first time.

Preservation Planners received an application for demolition for the garage at 49 Verndale Street on September 29, 2022 and deemed it incomplete due to lack of photographs. Upon speaking with the applicant, staff was notified that the application was for retroactive approval, as the garage had been demolished the week prior, and no additional photographs were available. Staff subsequently deemed the application complete and issued an initial determination of significance for the property.

The detached garage at 49 Verndale Street meets the following criteria for an initial determination of significance:

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.

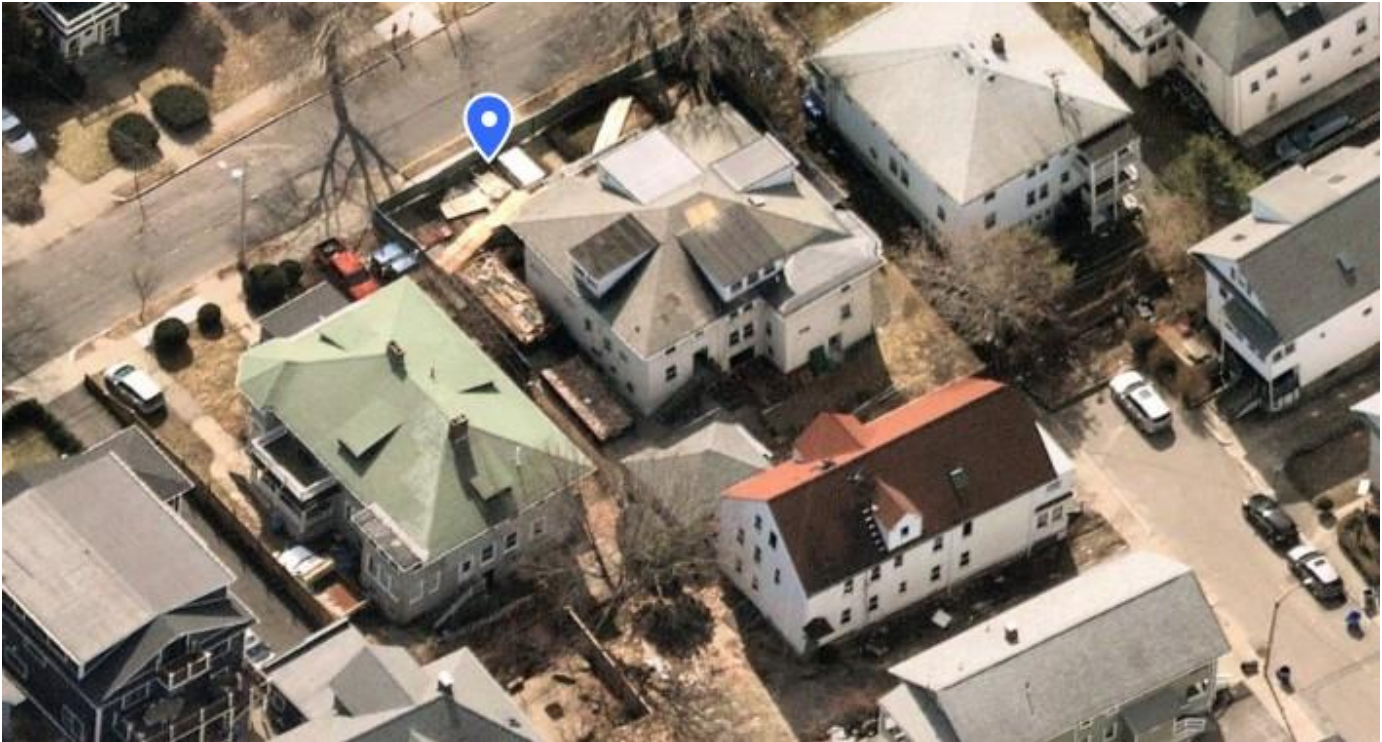
The garage at 49 Verndale Street retains integrity of location, design, setting, feeling, materials, and workmanship.



Aerial view of 49 Verndale Street, looking east.



Aerial view of 49 Verndale Street, looking north.



Aerial view of 49 Verndale Street, looking south.



Aerial view of 49 Verndale Street, looking west.



Photograph of the front of the garage at 49 Verndale Street



Photograph of the left side of the garage at 49 Verndale Street



1907 Bromley Atlas of the Town of Brookline (blue dot is in the location of 49-51 Verndale Street)



1913 Bromley Atlas of the Town of Brookline (blue dot is in the location of 49-51 Verndale Street)