

Brookline Preservation Commission

Demolition Application Report

Address: 41 Codman Road
Applicant: 41 Codman Road LLC
Building Type: House (Full)
National Register Listing (if Applicable): N/A



Historical/Architectural Significance:

41 Codman Road was constructed in 1929 for Mrs. Alice R. Allen by builder Maurice A. Dunlavy, designed by architect Royal Barry Wills. Raised in Melrose, Royal Barry Wills graduated from MIT in 1918, trained as a marine engineer. After graduation, he worked as a design engineer for Turner Construction Company of Boston. In 1925 he left this firm to start his own architecture practice. He won his first design award in 1929, the First Regional Prize in Herbert Hoover's National Better Homes Competition. He won this prize again in 1932, for a home he designed as a wedding present for his frequent collaborator, builder Maurice Dunlavy. Wills went on to win many more such awards, becoming known as a preeminent architect of suburban homes from the 1920's through the 1960's.

The home at 41 Codman Road is an early example of Will's independent work; Sargent Estates is also home to one of his later works at 165 Sargent Road (1954). Other Wills-designed and Dunlavy built homes in Brookline include 26 houses in Blake Park (1927-1929), 15 & 16 Hancock Road, 42 & 83 Welland Road, and four homes on Weybridge Lane (1930-1933). Wills also published 8 books from 1940 to 1957, including *Houses for Good Living* (1940), *Houses for Homemakers* (1945), and *Living on the Level* (1955). The home at 41 Codman Road is featured in *Houses for Good Living*. At the time of his death, he was working on his autobiography and helping to design one of three model homes to be featured at the World's Fair in 1964.

The 2 ½ story, five bay Colonial Revival home rises from a concrete foundation to a side gabled slate roof. Double chimneys extend out of the brick gable ends of the home, creating small parapet end walls with a flat roof between. The original balustrade that ran along the roof edge between these parapet ends has been removed. Modillions and dentils embellish the

cornice with wide frieze and architrave below. Full height pilasters frame the center entry door and window, a detail repeated again at the corners. The center entrance door features a fanlight, sidelights and an exaggerated pediment repeating the cornice details. Above the door, a three-part window with a wood fan simulates a Palladian window. Three narrow gabled dormers on the façade echo the design elements below; pilasters frame 6/6 sash with fanlights above. The 12/12 sash of the façade feature lintels with modillions at the first floor. The windows are framed with shutters, though not all of these remain intact.

A gabled ell is set into the rear right corner of the home, clad in clapboards and slightly offset from the existing wall plane on the right side. An attached garage, also built in 1929 by the same architect and builder, extends to the rear left side of the home. The garage is clad in clapboards with a slate roof to match the main house. The garage doors face the rear of the home, while the front is designed to read as part of the house. In 1969, a single-story shed roofed addition was constructed to the rear of the home, filling in the space between the ell and the garage.

The house at 41 Codman Road 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 building at 41 Codman Road retains integrity of location, design, setting, feeling, materials, and workmanship.



Aerial view of 41 Codman Road, looking east.



Aerial view of 41 Codman Road, looking north.



Aerial view of 41 Codman Road, looking west.



Aerial view of 41 Codman Road, looking south.



AERIAL - WEST VIEW



MAIN HOUSE - WEST ELEVATION 1



MAIN HOUSE - WEST ELEVATION 2



MAIN HOUSE - WEST ELEVATION 3



GARAGE - WEST ELEVATION



GARAGE & MAIN HOUSE - NORTHWEST CORNER



GARAGE & MAIN HOUSE - WEST ELEVATION



GARAGE - NORTH ELEVATION



AERIAL - SOUTHEAST VIEW



MAIN HOUSE - SOUTHEAST ELEVATION



MAIN HOUSE - SOUTH ELEVATION



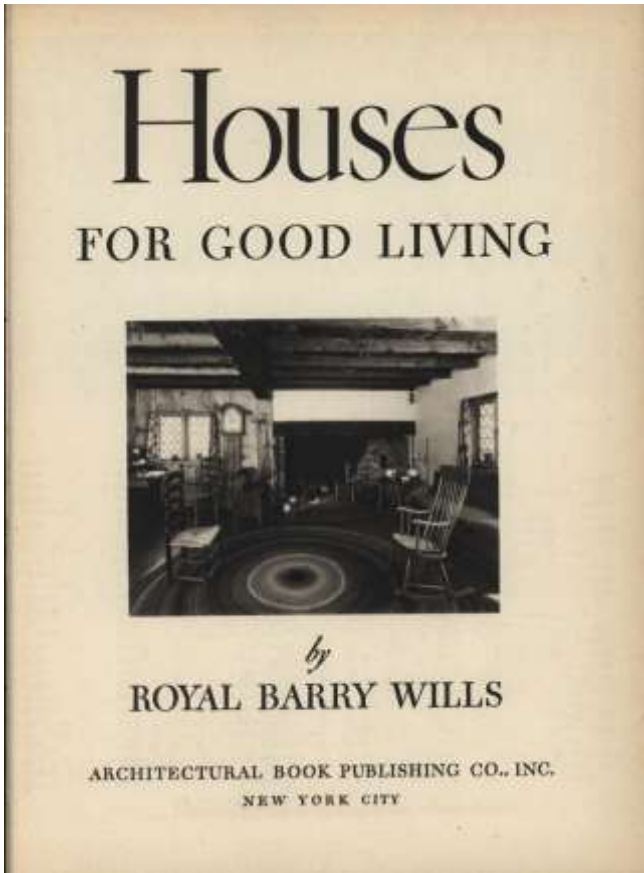
MAIN HOUSE & GARAGE - EAST ELEVATION



Town of Brookline Atlas 1930, 41 Codman Road



Town of Brookline Atlas, 1874, showing future location of 41 Codman within the Sargent Estate

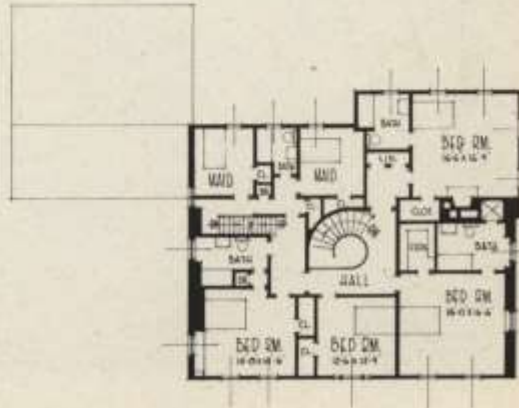
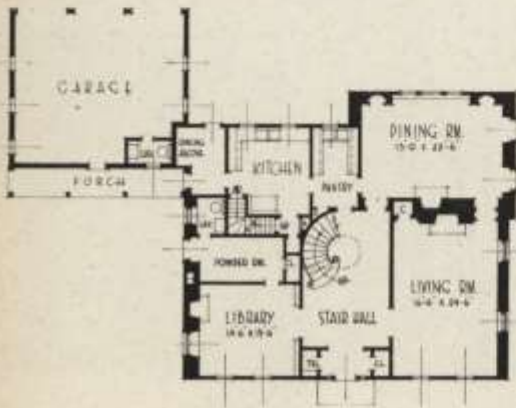


Houses for Good Living, 1940 R.B. Wills publication featuring
41 Codman Road



• A formal brick-end house with carefully worked out detail.

House in Brookline, Mass.





*House in
Brookline, Mass.*

• The sweeping circular stair
occupies the entrance hall.



• Vista of living-room from
pine paneled dining-room.

*House in
Brookline, Mass.*



*House in
Brookline, Mass.*

• The library from the hall.