

Brookline Preservation Commission

Local Historic District Report

Local Historic District: Cottage Farm

Applicant: The Children's Hospital, Inc.



Statement of Significance: This house, designed by Kilham & Hopkins in 1908, was built in a French Renaissance style for Bernard Jenney, Jr., treasurer, and later president of Jenney (oil) Manufacturing Company. He was also a wholesale druggist, founding the West & Jenney Company and becoming the treasurer of the Eastern Drug Company. When it was published in *The American Architect* in 1910, the house was described as, “A Study in French design of the Louis XVI period. Cement walls, dark blue slate roof and Italian green blinds; white trimmings.” The house is indeed unusual for the Cottage Farm neighborhood, where the prevailing style from the many houses built in the first quarter of the twentieth century is Colonial Revival. In addition to the house, the architects designed the first garage, at the same time, an early example that was featured in their major publication on the subject, *Garages, Country and Suburban* (1911). It was enlarged in the rear in 1985. Kilham & Hopkins were a major firm in metropolitan Boston. Kilham was a resident of Brookline and served on the Planning Board when it was established.

Jenney resided here until his death in 1939. According to the 1935 Brookline street list, the occupants included his daughter's family Mary & Francis Brewer, three maids and a laundress. The house was acquired by Boston University in 1963 and served as the home of former president John Silber. It has been recently bought by the Children's Hospital as a residence for families with children undergoing treatment.

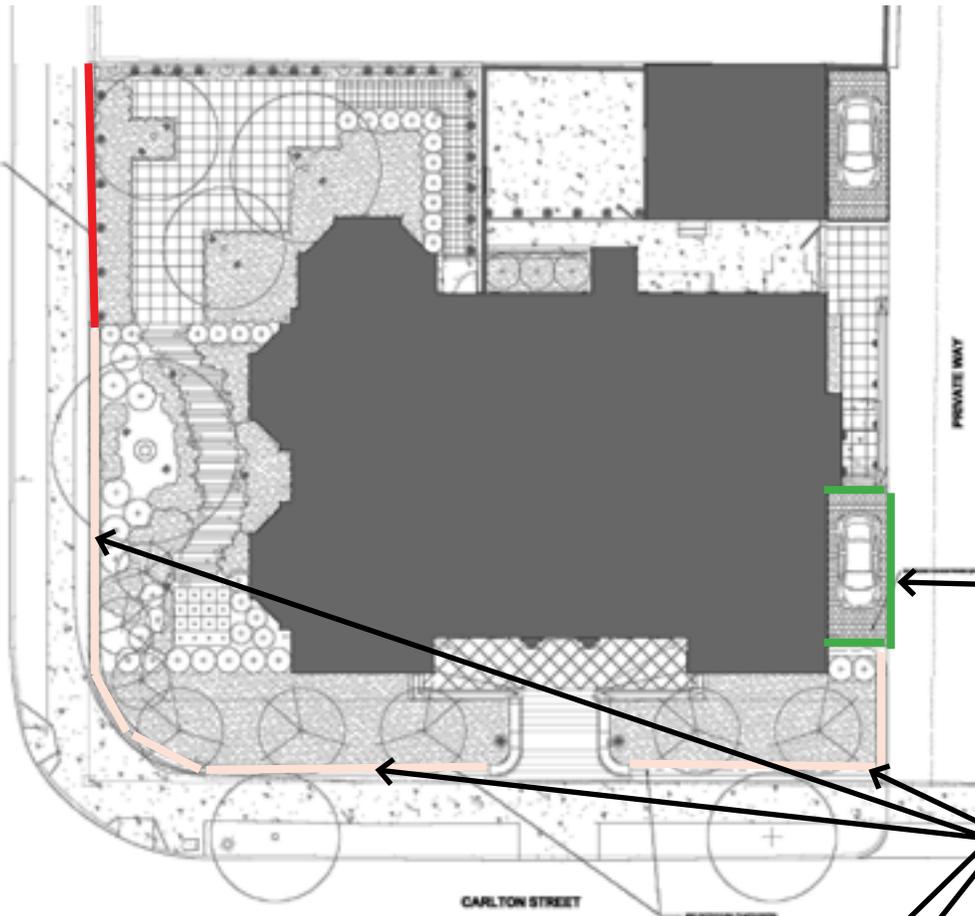
Proposed Alterations: The applicant would like to change the grade to make a parking space on the north facade; to construct a 2 foot high stucco wall on the north, along the east (front) and south facades; to remove the wooden fence on the south facade and construct a 6 foot high fence along the south facade that meets the stucco retaining wall.

Applicable Guidelines: “New fences and walls should not prevent or restrict views of buildings from a public way... The design of fences should be appropriate in scale and architectural style to the building, its site and the surrounding properties...New front fences and the front yard portion of side fences should be open in character so as not to create visual barriers ..new fences and walls running along property lines with street frontage, as well as any section of a side yard lot line fence or wall that is forward of the main body of (i) the applicant’s house or outbuilding or (ii) adjacent houses or outbuildings, should not exceed 42 inches in height. Other new fences and walls should not exceed 72 inches in height ...Brick walls should use historically appropriate brick.”

Preliminary Findings: Because this is a corner lot and the property line has street frontage, the proposed six foot brick wall, especially in front of the house, exceeds the 42 inches. Because this is a stucco house with an existing stucco wall in the rear, a stucco wall might be more appropriate than brick. The retaining walls and parking space do not seem incongruous.



new 6 foot
high brick
wall



new parking space

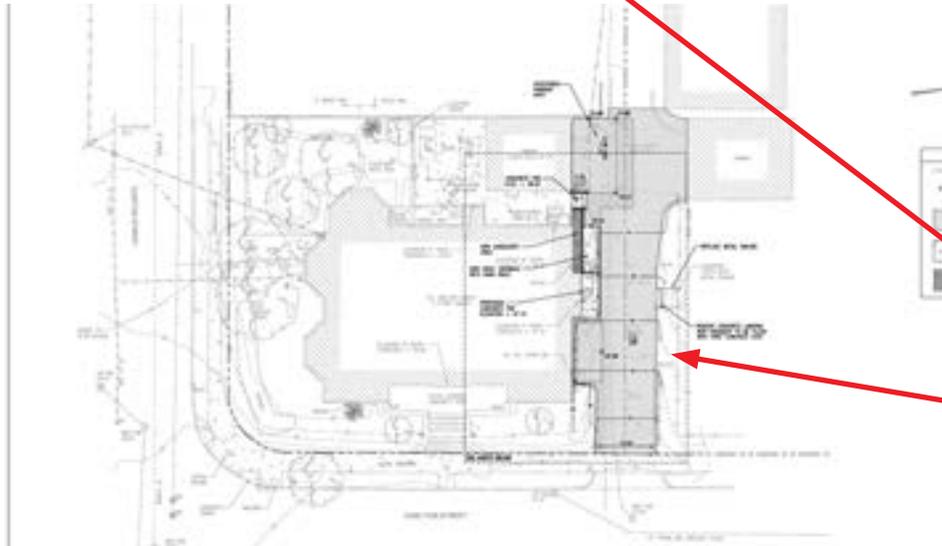
new 2 foot stucco
wall



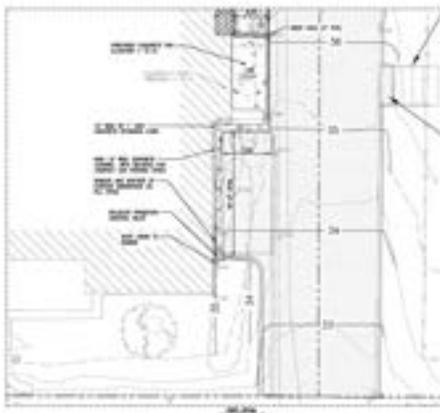
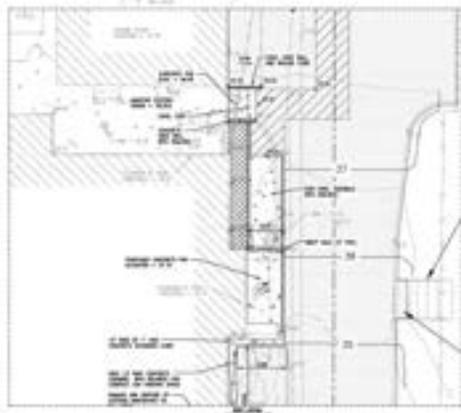
North Facade (along driveway)



existing



proposed 1 car parking spot



East elevation



proposed 2 foot high
stucco walls

South elevation



remove fence
and build 6
ft. high brick
wall

construct up to 2 feet
high stucco wall

