

**COLDWELL
BANKER**

**GLOBAL
LUXURY**

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING

16 PRESCOTT STREET, BROOKLINE, MASSACHUSETTS

Offered at \$4,600,000



©

Jonathan P. Radford - Jonathan@JonathanRadford.com - www.JonathanRadford.com - 1 617 335 1010 (mobile and voice mail)
Coldwell Banker Global Luxury, 137 Newbury Street, Boston MA 02116





Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING

GLOBAL
LUXURY

I. Introduction to Cottage Farm

History

According to the Cottage Farm Neighborhood Association website:

“The current design and character of Cottage Farm can be traced to Amos A. Lawrence, his brother William, and the wealthy businessman who sold them 200 acres of land north of Beacon St. in 1850, David Sears. It was Sears who had purchased 500 acres of land for his family and friends in the present-day Longwood and Cottage Farm areas during the construction of the Mill Dam Road connecting Boston with Brookline in 1821. Sears laid out Mason and Knyvet squares following the European model of houses lining and facing the open spaces. They remained the private preserves of the abutters until the descendants of Sears donated them to the town in 1902-1903. This was part of a planned residential development but his interest was tempered by the fact that his family spent only half the year in Brookline. It was the Lawrence brothers who were most interested in the business potential of the area. They played a central role in developing Beacon St. as an extension of the Mill Dam Road and foresaw the increase in demand that would occur with the improved commute to Boston.

“The Lawrence brothers built their own homes in Cottage Farm and, in contrast to the southern side of Beacon St., purposely limited development in the area. As a result, most of the homes date back to the early 20th century. The name "Cottage Farm" derives from the then popular English Cottage style of building and associated lifestyle of genteel country living.”

Cottage Farm Today

In the immediate vicinity, cafés, restaurants and grocery stores animate the neighborhood. Residents enjoy a location that is close to Boston's Back Bay, Financial District and all that the city has to offer in dining, entertainment and international boutique shopping. The location provides rapid access to Cambridge and the Longwood medical community, is extremely well served by public transportation and has easy access to major highways and Logan Airport.



There are many local amenities to be experienced at Coolidge Corner and Brookline Village. Enjoy an evening at the Coolidge Corner Theatre. According to its website, “The Coolidge Corner Theatre is New England's most successful independent, not-for-profit cinema. Built as a church in 1906 (the same year as 16 Prescott Street), it was redesigned as an Art Deco movie palace in 1933 and has never closed its doors to the public since then. Located in the heart of

Jonathan P. Radford - Jonathan@JonathanRadford.com -
www.JonathanRadford.com - 1 617 335 1010 (mobile and voice)

A CITY RESIDENCE IN A COUNTRY SETTING**GLOBAL
LUXURY**

Brookline, it was the community's first movie theater and now, a non-profit foundation since 1988, it celebrates the experience of cinema by presenting the finest international, documentary, animated, and independent film selections and series.” Brookline Village offers an eclectic mix of neighborhood restaurants, specialty shops and antique stores. The streets are always bustling in the heart of this village within the Town of Brookline.

Two of Brookline’s hidden jewels are Amory Park and Hall’s Pond Bird Sanctuary. With 8.28 acres of recreational space, the park underwent major renovations in 2009 and now offers 6 clay tennis courts, one basketball court and one softball diamond. There is a picnic area at one end of the park near Hall’s Pond Bird Sanctuary. According to the town’s website, Hall’s Pond is one of two natural ponds remaining in Brookline. The sanctuary contains a pond, wetlands, an upland area, a formal garden area, and a short trail with wetland overlooks that circles the pond. Maria “Minna” Hall grew up playing around Hall’s Pond with her neighbor and lifelong friend, Harriet Lawrence (later Mrs.



Augustus Hemenway). Miss Hall was founder of the Massachusetts Audubon Society in 1896 and served as Director until her death in 1951 at age 91. Hall’s Pond Bird Sanctuary and Amory Park are major assets to this neighborhood and are the “back yard” to the Residences at Amory Park.



A CITY RESIDENCE IN A COUNTRY SETTING**GLOBAL
LUXURY****II. Property Description**

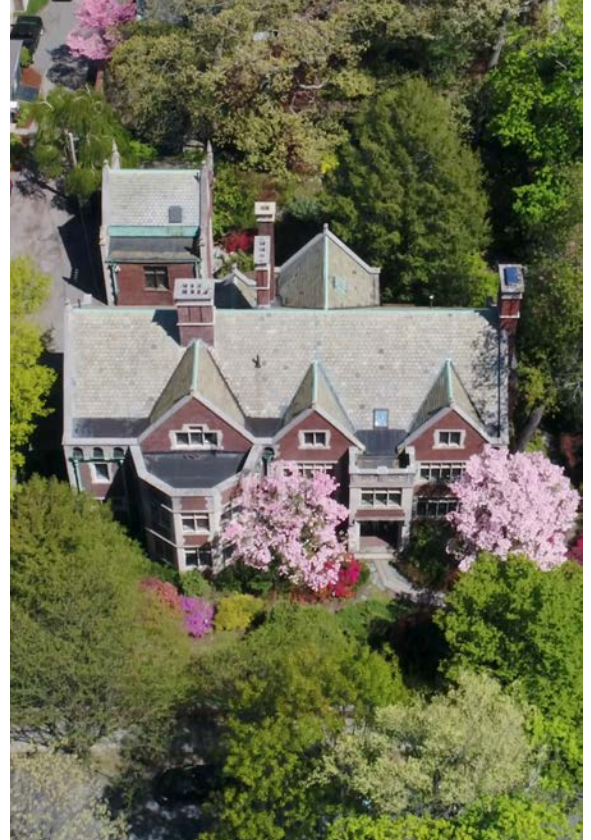
Please see the property movie on www.JonathanRadford.com.

General Information

Built in 1906, this residence offers its new owners the opportunity to design and execute a major renovation and craft a home to their specific lifestyle criteria. The generous 0.48-acre lot, with its stunning variety of plantings and picturesque koi ponds, is surrounded by an English garden wall that ensures an unprecedented level of privacy 2 miles from central Boston. Number 16 Prescott Street and its carriage house represent the romantic era of British baronial halls and country estates.

Historical Narrative

According to the Massachusetts Historical Commission, Number 16 Prescott Street was built in 1906 for Irving Sturgis, a banker and broker originally from Michigan. He also served as a director for several mining related companies. His recreational interests are said to have included tennis and motoring. This would explain the location of the house, not far from Longwood Tennis Club, and the construction in 1907 of an early automobile garage. The architect, J. Everett Chandler, was best known as a Colonial Revival style architect, both in terms of new construction and in the restoration of historic architecture in New England. This house demonstrated, however, that Chandler also had a facility for working in other revival styles.



The house, with its wall and garage, is an important intact example of a semi-urban Tudor Revival estate.

Exterior Architecture

The exterior displays a composition of Jacobethan, Gothic and Tudor architectural styles with Flemish-bond brick, cast-stone trim (including quoins at most corners and windows), leaded-glass casement windows with small lights, a multi-gabled slate roof with

A CITY RESIDENCE IN A COUNTRY SETTING**GLOBAL
LUXURY**

cast stone finials and tripartite brick chimneys with cast-stone corner accents and cap banding. A striking feature of the façade is a massive two-story leaded-glass window with stained-glass diamond panes. The projecting front entrance portico has a broad ogee arch, Gothic side window openings, herringbone brick floor, a studded wood door with small window (with scrolled cast-iron grill) and an upper-balcony balustrade with decorative cutouts. Not to be overlooked

are some fine Arts and Crafts details such as the pressed copper downspout brackets with geometric reliefs. One diamond-shaped relief panel shows the date the house was constructed (1906).

At the entrance to the property at the corner of Prescott and Euston streets, stone steps lead up to a scrolled cast-iron gate flanked by brick posts and stone balustrades. In the high brick garden wall on the Euston Street side of the property, a garden entrance has an ogee-arched doorway capped with finials and a round pediment. On the opposite side of the property, close to the garage, there is a family side entrance to the house. This entrance is defined by brick posts, trellis side panels, herringbone brick floor and an ogee-arched brick door surround.

Designed in 1907, a year after the residence, the garage (also by J. Everett Chandler) matches the architecture of the house. The brick construction is accented by quoins marking the corners and balustrades with end finials. A diamond-pane casement window defines the original second-floor chauffeur's quarters. Below the rear gable facing the garden is a scallop-arched fountain with sinuous fish fountainhead.



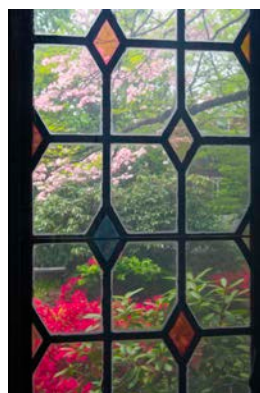
A CITY RESIDENCE IN A COUNTRY SETTING**GLOBAL
LUXURY**Interior Description

With approximately 11,991 gross square feet, this residence has sumptuous formal and informal rooms to meet all needs, opulent ornamentation to delight all eyes, and countless leaded windows to shed light on all memorable celebrations.

First Floor

- **Grand Entrance Hall** (15'10" x 23'9"*).

Entering the grand entrance hall, the rich interior architectural detail is immediately evident from the craftsmanship on display. Notable features include a diagonally ribbed paneled ceiling and beveled-panel wood walls. The grand staircase has highly decorated newel posts with deep reliefs carved in circle, rectangle, quatrefoil and scroll patterns, and Ionic capitals on tapered lantern-like tops. The massive two-story leaded-glass window with stained-glass diamond panes lets sunlight into the entire



entrance hall and second-floor landing. Gothic ogee doorways lead to the living room, dining room and library. A Gothic paneled door under the stairs opens to a guest powder room with casement window.

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



- **Living Room** (32'11" x 18'0"*) . This room has the proportions to accommodate grand receptions below its striking Jacobethan ceiling of vegetal plaster ornamentation moldings that form square and quatrefoil recess patterns. Walls are fully paneled and the massive fireplace has a carved mantel with acanthus leaves at the ends and overmantel panels interspersed with tapered pilasters with Ionic capitals. Leaded glass casement windows provide magnificent views of the gardens and the picturesque koi pond



A CITY RESIDENCE IN A COUNTRY SETTING**GLOBAL
LUXURY****- Library (20'6" x 19'11"*)**

Directly opposite the chamfered bay window with front garden views is a fireplace with intricately carved ornamentation. Paneled walls surround the room and an abundance of built-in bookcases will hold the family's favorite collections. The ceiling is molded in hexagon and polygon shapes, culminating in a central lotus molding dangling a chandelier with leafy brass decoration. There is crown molding with a running relief of scrolled vines, rosettes and bunches of grapes.



- Dining Room (23'7" x 23'11"*)**. The setting for memorable holiday dinners and family celebrations, the dining room features a Jacobethan ceiling of grapevine plaster ornamentation moldings forming cross, hexagon and octagon recess patterns. The room has vertical wood-paneled walls. The fireplace has a carved mantel with fluted double pilasters. An overmantel featuring a still-life painting of flowers in vase with grapes and peaches in a cornucopia, is flanked by double pilasters carved in a crisscross basketweave pattern. A long casement window bank overlooks the rear brick terrace and provides views into the enchanting walled garden. There is a door to the connecting butlers' pantry and to the kitchen (currently an office).



- Butlers' Pantry (16'7" x 5'10"*)**. Likely to be an original feature of the house, the pantry features an L-shaped wood counter with drawers underneath and three walls of glazed cabinetry. There is a stainless-steel sink with a gooseneck faucet.



Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING

GLOBAL
LUXURY

- **Kitchen & Mudroom.** A series of rooms that are currently used as offices and storage rooms provide ample space for the new kitchen and mudroom. These rooms are adjacent to the family entrance which is next to the garage and parking area.
- **Hall & Sunroom.** These two rooms are not part of the original structure and are likely, as part of the renovation, to be converted into a conservatory-style extension or demolished.
- **Family Entrance.** This entrance is near to the garage and adjacent to rooms that would be converted into a mudroom and large kitchen.

Second Floor

The main staircase, as well as secondary wide staircase, lead to the second floor. The second floor has 3,151 square feet for renovation into an oversized master suite and two or three very comfortable guest suites. The second floor has 9'0" ceilings and the landing is wood paneled.

Third Floor

The third floor has 2,414 square feet for renovation into three additional very comfortable guest suites. The third floor has 9'0" ceilings.

Lower Level

The lower level has 3,089 square feet for renovation into a recreational room, home theatre with wetbar, exercise room, wine cellar, storage rooms and utility room. The lower level has 9'0" ceilings.

A CITY RESIDENCE IN A COUNTRY SETTING**GLOBAL
LUXURY**III. Landscaping

A stunning feature of this property is the size of its corner lot (0.48 acres or 20,936sf*), fully enclosed by a Flemish-bond brick English garden wall with cast-stone ledge. The vast majority of the garden is to the rear of the property and is surrounded by a taller wall height providing ultimate privacy from neighboring properties. At the corner of Prescott and Euston streets is the set-back corner stoop entry with four cast-stone-banded brick posts with crossed-circle finials, diagonal cast-stone balustrades and a scrolled cast-iron gate with tulip-drop and twisted fleur-de-lis ornaments. Flanking the gate are scrolled cast-iron English-style lanterns. In the high brick garden wall on Euston Street, a garden entrance has an ogee-arched doorway capped with finials and a round pediment. A studded wooden door with vertical slats opens to a pathway that meanders through the garden. On the opposite side of the property, close to the garage, is a side entrance for landscape contractors to enter the property for maintenance. To the rear of the house, an L-shaped herringbone brick terrace with brick knee-walls overlooks the extensive garden, its picturesque koi ponds and Japanese-style footbridge. The terrace measures 22'0" x 36'0"**, a size that is more than sufficient to create sitting and dining areas for al-fresco entertaining. The gardens are stocked with a variety of specimen plantings.

It is highly likely that the new owners of this property will bring a new landscape design to this garden. This vast space could easily accommodate a large swimming pool or sports court and still provide an extensive area for lawns and specimen plantings.

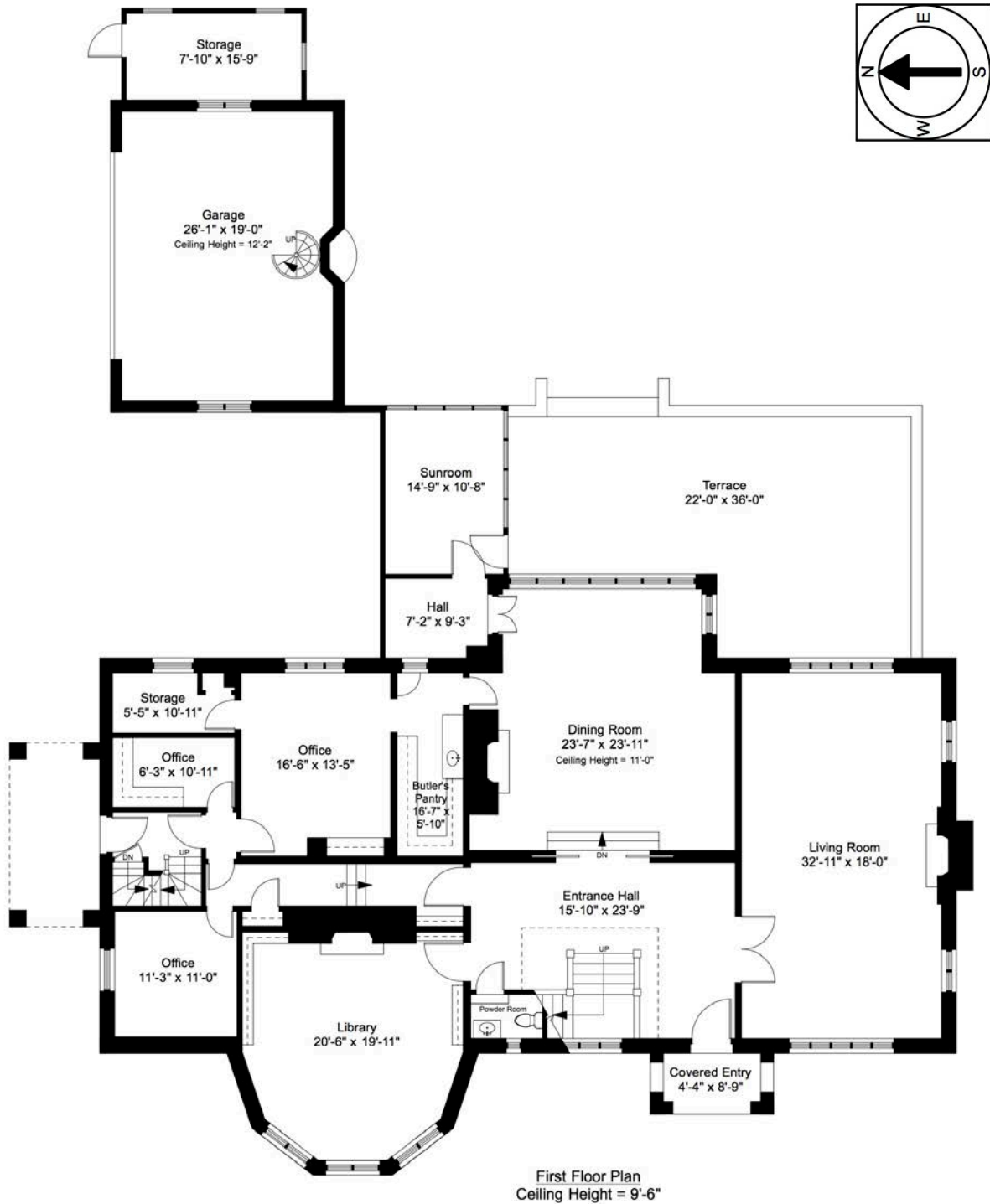
IV. General Observations

This home requires a gut renovation with all systems needing replacement. The quality of design and construction of the original house and its many architectural features provide the basis for a spectacular family home once renovated.

Jonathan P. Radford is pleased to present

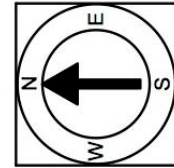
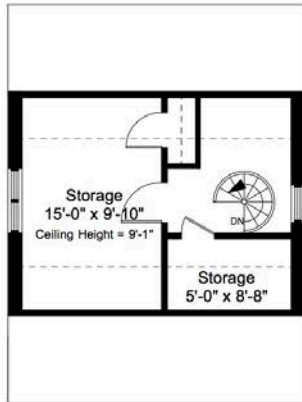
A CITY RESIDENCE IN A COUNTRY SETTING

V. Floor Plans (Existing Conditions)



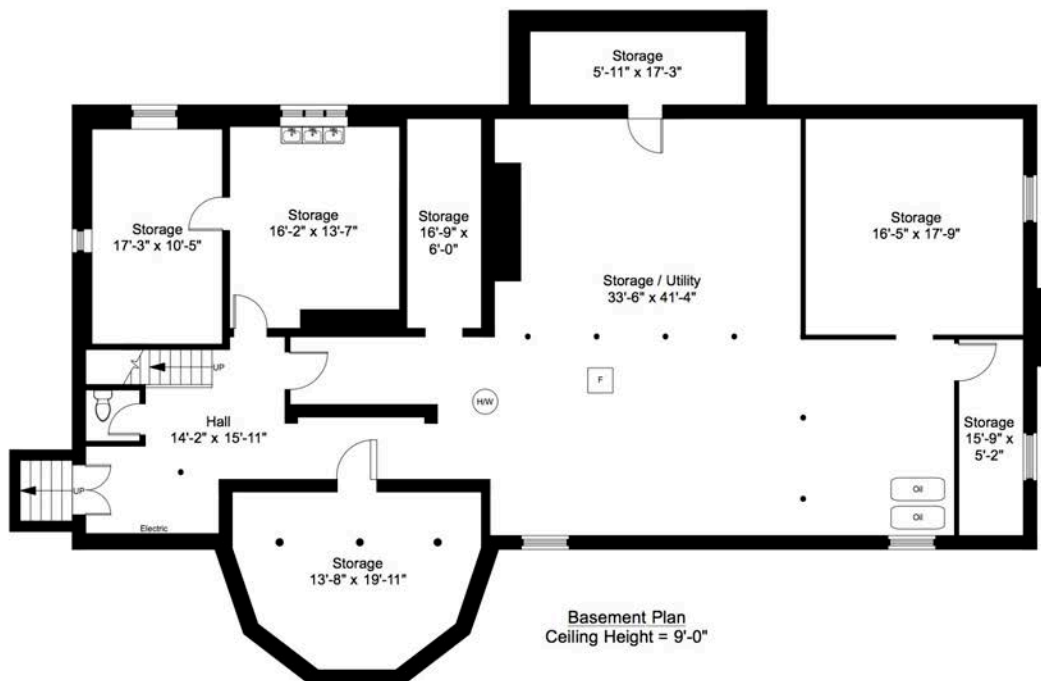
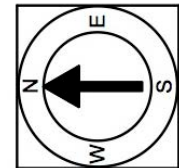
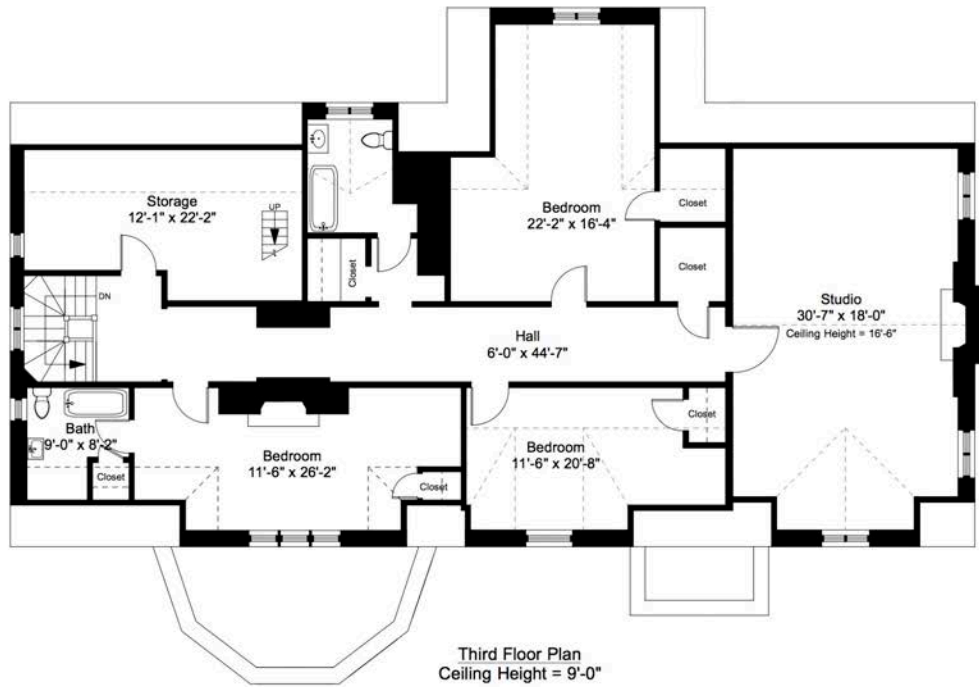
Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



Second Floor Plan
Ceiling Height = 9'-0"

Jonathan P. Radford is pleased to present
A CITY RESIDENCE IN A COUNTRY SETTING





Jonathan P. Radford is pleased to present

GLOBAL
LUXURY

A CITY RESIDENCE IN A COUNTRY SETTING

VI. Property Statistics

Number of Bedrooms:	6 or 7 (potential)
Number of Bathrooms:	6 to 7 full and 3 half (potential)
Gross Square Footage:	11,991sf* (including lower level of 3,089sf*)
Lot size:	0.48 acres* (20,936sf*)
Parking:	2-car garage (with sufficient ceiling height for car lifts to increase the capacity to 4 cars) and 2 to 3 exterior spaces
Property Taxes:	\$40,221 for fiscal year 2018
Price:	\$4,600,000

VII. Notices

* All measurements are approximate.

To Potential Purchaser(s)

Information on the preceding pages about this property was provided solely by the seller(s), to the best of his/their knowledge, without verification by the broker(s) therefore broker(s) is/are not responsible for the accuracy of the information contained herein. Purchaser(s) should take any and all steps necessary to verify said information. This offering is subject to prior sale, price change or withdrawal without notice. Coldwell Banker Residential Brokerage is owned and operated by NRT Incorporated (Equal Opportunity Employer - Equal Housing Opportunity).

Notice To Brokers/Salespersons

These property details have been provided to assist you in the promotion of this exceptional property to your buyer clients. The format/design and content must not be copied or modified.



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING

VIII. Buyer Notes



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



GLOBAL
LUXURY

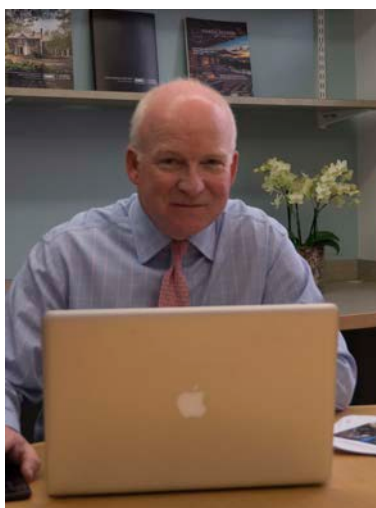
Jonathan P. Radford is pleased to present

A CITY RESIDENCE IN A COUNTRY SETTING



GLOBAL
LUXURY

Jonathan P. Radford is pleased to present
A CITY RESIDENCE IN A COUNTRY SETTING



Jonathan P. Radford

See Video Resumé at
www.JonathanRadford.com

#1 Agent at Coldwell Banker Residential Brokerage
for New England Region - April 2017

Member of the International Luxury Alliance,
a network of the Top 50 Coldwell Banker Agents, Worldwide

Ranked #96 in the Nation by Real Trends
and the Wall Street Journal - April 2017