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Brookline Preservation Commission
MINUTES OF THE September 14, 2021 MEETING
Held Virtually using Zoom Online Software

Commissioners Present:

Richard Panciera, Vice Chair
Wendy Ecker
John Spiers
Elizabeth Armstrong
Jim Batchelor
David King

Commissioners Absent:

Elton Elperin, Chair
David Jack
Peter Kleiner

Richard Panciera – Elizabeth Armstrong vote for Elton Elperin, Elizabeth Armstrong – yes
John Spiers vote for David Jack – yes
Alex Villanueva vote for Peter Kleiner - yes

Staff: Tina McCarthy, Jacob Collins

No minutes

No Public Comment

PUBLIC HEARINGS – DEMOLITION

102 Fuller Road – Application for the partial demolition of the house (Daniel Bernstein & An Yuan Guo, applicants). **Precinct 9**

Applicants Yuan Kong – want staff report. Live on Fuller Street already. Is significant. Want to get lift.

No Public Comment

Wendy Ecker – deserves or stay
David King – agree. Motion uphold stay. Wendy Ecker second.

David King – yes, John Spiers – yes, Elizabeth Armstrong – yes, Wendy Ecker – yes, Jim Batchelor – yes, Alex Villanueva – yes, Richard Panciera – yes

29 Lowell Road – Application for the partial demolition of the house (Yuan Kong, applicant). **Precinct 6**

Applicants –

47
48 Yuan Kong – purchased 2015, love house. Aware of history. Proud to live in the house
49
50 Architect Leah Greenwald – agree significant, architect, significant
51
52 No Public Comment
53
54 Wendy Ecker – significant and architect
55
56 David King – motion uphold. John Spiers second
57
58 Elizabeth Armstrong – yes, Jim Batchelor – yes, Wendy Ecker – yes, John Spiers – yes, Alex
59 Villanueva – yes, David King – yes, Richard Panciera – yes
60
61
62 **PUBLIC HEARINGS- LOCAL HISTORIC DISTRICTS**
63
64 **135 Crafts Road** – Application for the replacement of 2 garage doors with a single door (Atle
65 Scalleberg, applicant). **Precinct 13**
66
67 No applicant present.
68
69 No public comment
70
71 Alex Villanueva – garage is not architecturally significant, comfortable with change
72
73 Richard Panciera – agree. If were painted
74
75 David King – unusual to have a single big door. The garage is from 1940, is historical. Two
76 doors are 8’ wide, standard. Think it should be 2.
77
78 John Spiers – agree with David King. Single door is out of character with neighborhood.
79
80 Richard Panciera – looks better with 2 doors.
81
82 Wendy Ecker – agree
83
84 Elizabeth Armstrong – can continue if don’t want to decide.
85
86 Alex Villanueva – can we table it?
87
88 John Spiers – the applicant should speak to this.
89
90 EA – I would vote against. But ok to continue.
91
92 Richard Panciera – want two doors, in revisions.
93

94 David King – unusual detail around garage. Can they come back if we deny?
95
96 Tina McCarthy – yes
97
98 John Spiers – if we deny, it tells them what direction to go.
99
100 Alex Villanueva – motion deny. John Spiers second.
101
102 Elizabeth Armstrong – yes, Jim Batchelor – yes, Wendy Ecker – yes, John Spiers – yes, Alex
103 Villanueva – yes, David King – yes, Richard Panciera – yes
104
105
106 **50 Edgehill Road** – Application to install a driveway gate (Jorge Arroyo, applicant). **Precinct 5**
107
108 Applicant – Jorge Arroyo – renovated in 2007. Always trying to satisfy Mr. Peabody. Continued
109 unauthorized entry to our drive. Robbery at rear, this the advice of police. Michael Samra
110 architect.
111
112 Michael Samra – architect. Want to light, well-shaped gate. Need for security. Using current
113 granite piers.
114
115 Ricard Panciera – questions – will you put gate at rear posts?
116
117 Michael Samra – yes. Single gate. Simpler, motorized. Inswing. Hinge on left from road.
118
119 Jorge Arroyo – actually hinging on right.
120
121 Jorge Arroyo – may want to put 50 on post in place of sign.
122
123 No Public Comment
124
125 Wendy Ecker – what color is gate
126
127 Michael Samra – black
128
129 Alex Villanueva – wrought iron, hollow aluminum?
130
131 Michael Samra – black steel solid stock.
132
133 John Spiers – guidelines are 42”
134
135 Michael Samra – we looked at zoning limits not historic
136
137 Jorge Arroyo – Other Pill Hill gates are also tall. Flat gates look industrial. Mr. Peabody won’t
138 like that design.
139

140 Richard Panciera – locally there is post and rail fence. Low stone walls. No other drives or gates
141 like this. No iron work. This does not obscure the property, but is higher than I would expect to
142 see. Could it be lower? May be too much.

143
144 Jorge Arroyo – yes

145
146 Michael Samra – gate to right is tall and colorful

147
148 David King – arbor is a good example of what not to do. Shame to put gate but understood need.
149 Could be lower but design is nice. Prefer 2 gates if possible.

150
151 Elizabeth Armstrong – can you move it back further?

152
153 Richard Panciera – already 14/15’ back from road

154
155 Jim Batchelor – fence on perimeter as well?

156
157 Jorge Arroyo – no, just gate, to stop cars and pedestrians

158
159 Jim Batchelor – reasonable, encourage shorter, same curve

160
161 Michael Samra – no reason it could not be 6’ lower, entire top.

162
163 John Spiers – highest point at 5’? Would be ok.

164
165 Michael Samra – starting point of gate could be 42”, 5’6” at top don’t want side to be too short.

166
167 Jim Batchelor – check structural requirements for piers

168
169 Richard Panciera – larger post, tube steel behind post probably.

170
171 Jim Batchelor – motion approve gate like presented, approximately 6” shorter. Staff review and
172 approve revision. John Spiers second.

173
174 Elizabeth Armstrong – yes, Jim Batchelor – yes, Wendy Ecker – yes, John Spiers – yes, Alex
175 Villanueva – yes, David King – yes, Richard Panciera – yes

176
177
178 **91 Walnut Street** – Application to replace one single pane wood window with a vinyl window (Go
179 Permits, applicant). **Precinct 5**

180
181 Applicant – Karen Ambrose – lived here for years. Storms are only windows in place on front.
182 Because we are getting the windows restored. This window is in an ally and cannot be restored.

183
184 Scotylee Tetreault – she is restoring the rest, window is not entirely visible from street. Would
185 keep orientation and operation

186
187 No Public Comment

188
189 Wendy Ecker – how visible is it?
190
191 Richard Panciera – visible but oblique. You would notice.
192
193 Wendy Ecker – then it would be a mistake.
194
195 Alex Villanueva – should be replaced with wood?
196
197 Tina McCarthy – yes, guidelines say so.
198
199 David King – don't see how we can make an exception. Needs to be wood.
200
201 Karen Ambrose – what does “visible mean?” From a distance I can not tell.
202
203 Tina McCarthy – offers to provide list of window manufacturers.
204
205 Scotylee Tetreault – we have a fibrex window, composite product.
206
207 Jim Batchelor – usually require wood and single pane.
208
209 Elizabeth Armstrong – we understand difficulty and cost, but we are consistent on this.
210
211 John Spiers – motion deny vinyl window, request single glazed wood window. Staff to provide a
212 list of vendors. Alex Villanueva second.
213
214 All vote in favor.
215
216 Alex Villanueva leaves meeting.
217
218
219 **95 Crowninshield Road** – Application to install a generator with screening in the rear yard (Paul
220 Foley Electric Co. Inc, applicant). **Precinct 8**
221
222 No applicant
223
224 No Public Comment
225
226 Richard Panciera – we could approve if we knew what it looked like
227
228 David King – approve with review by staff. Should fence be in L?
229
230 Richard Panciera – hoping that it would be 3 sided.
231
232 Elizabeth Armstrong – noise is consideration
233
234 Jim Batchelor – fence should be solid, not picket and on side (right)
235

236 Richard Panciera – motion deny proposed 6’ wood fence. Ask for solid fence that encloses right
237 and front at minimum 3rd side optional but preferred.

238
239 Jim Batchelor – second. Wood fence, solid.
240

241 Elizabeth Armstrong – yes, Jim Batchelor – yes, Wendy Ecker – yes, John Spiers – yes, David
242 King – yes, Richard Panciera – yes

243
244 **Other Business:**

245
246 Tina McCarthy asks commissioners if they want to submit official comment to any upcoming
247 Warrant Articles.

248
249 John Spiers – 21, Affordable Housing & Zoning Exemptions

250
251 27 – Fiscal Impact Inclusion
252 Ask what this means

253
254 Hybrid meetings

255
256 11 – in person quorums
257 PC wants to support?

258 Discussion to be continued at next hearing
259

260 Meeting adjourned.
261
262