

1
2 *Brookline Preservation Commission*
3 **MINUTES OF THE February 9, 2021 MEETING**
4 **Held Virtually using Zoom Online Software**
5

6 **Commissioners Present:**

7 Elton Elperin, Chair
8 Richard Panciera, Vice Chair
9 David King
10 Wendy Ecker
11 David Jack
12 Peter Kleiner
13 Elizabeth Armstrong, Alternate
14 John Spiers, Alternate
15 Jim Batchelor
16

Commissioners Absent:

17
18 **Staff:** Valerie Birmingham, Tina McCarthy
19

20
21 Mr. Elperin called the meeting to order at 6:30 PM.
22

23 **Approval of Minutes**

24
25 Minutes 10/27/2020

26 Mr. Elperin – no comments. Motion to approve minutes. Ms. Ecker seconded. All voted in favor.
27

28 Minutes 12/8/2020

29 Mr. Elperin – Line 80 – add “might be allowed as an exception”
30 Line 89 – intersect the existing gambrel? Change.

31 Minutes approved with changes. Mr. King second. All in favor.
32
33

34 **PUBLIC HEARINGS – LOCAL HISTORIC DISTRICTS**
35

36 **173-175 Walnut Street (Pill Hill LHD)** –Application for a Certificate of Appropriateness to install
37 fencing at the side and front property lines and make changes to the grade in the front yard. (Storey
38 Condominium, applicants). **Precinct 5**

39
40 Jeremy Wong – owner, no comments,
41

42 No Public Comments
43

44 Mr. Jack – height of existing fences?
45

46 Jeremy Wong – 6’ & 42”

47
48 Ms. Ecker – photo of step down?
49
50 Jeremy Wong – take advice on that
51
52 Mr. Elperin – improvement in landscaping.
53 One path & one gate.
54
55 Jeremy Wong – no, other examples on street
56
57 Mr. Elperin – 6’ to front of house is fine. Lower in front yard - should be.
58
59 Mr. King – agree.
60
61 Jeremy Wong – can lower to 42”
62
63 Mr. Elperin – will be near other front fence at 42”.
64 Photograph is more open than drawing. Better in photo, copy that spacing.
65
66 Jeremy Wong – can do.
67
68 Mr. Batchelor – good proposal, nice to have front fence at side back to house. Should be more
69 open.
70
71 Jeremy Wong – oppose, don’t like look, but if you want it ok. Tapered?
72
73 Mr. Batchelor – thanks.
74
75 Mr. Elperin – with Mr. Batchelor but less strong.
76
77 Mr. King – makes sense for 2 fences same height, same design. No taper
78
79 Mr. Batchelor – have to check. Can they do without steps.
80
81 Mr. Elperin – curb. Why?
82
83 Mr. Batchelor – like look. Don’t like front yard slope. Looks absurd want level front yard.
84
85 Mr. Elperin – historic practice is common front yard. Something is lost.
86
87 Mr. Panciera – step up curb to get to walk?
88
89 Jeremy Wong – step and gate set back from curb. 3’ x 3’ low area, then step
90
91 Mr. Panciera – precedent for curb and fence. 87 Walnut; 163 Walnut with black or metal fence.
92 But understand what you are saying. Step into yard is nice but not accessible.

93
94 Mr. Batchelor moved to accept with modification to use picket along left to front corner of house.
95 Spacing and size to match photo.
96
97 Mr. Elperin seconded. All voted in favor.
98
99
100 **131 Carlton Street (Cottage Farm LHD)** – Application for a Certificate of Appropriateness to
101 construct a single car garage, remove basement window and well, remove and install fencing, patio
102 and pavers, demolition and construction of side porch and stairs, replace side door, construct new
103 wall (Evan and Amy Lieberman, applicants). **Precinct 1**
104
105 Ms. Birmingham presented the case.
106
107 Jennifer Dopazo Gilbert introduced the applicants. Architect will share clarifications.
108
109 Sheldon Baker presented a slideshow.
110
111 Public Comment
112
113 Ken Goldstein – represent abutters at 33 Euston. Want to support but mitigate impact. Garage
114 is on property line. No room for fence between garage and property line. Will accept a wood
115 fence between their property and garage. Gap between house and garage means no room for
116 fence. Restriction on height also impacts abutters. Relax requirements for abutter’s sake.
117 Concerned about trees.
118
119 Ms. Birmingham – space between garage and house does not exist in this proposal
120
121 Jennifer Dopazo Gilbert – yes, we can address some of these concerns
122
123 Mr. Batchelor – talk about areas as whole.
124
125 Jennifer Dopazo Gilbert – we are prepared to make changes.
126
127 Mr. Elperin – A 1.2 floor plan, garage. Fence will be glued to garage.
128
129 Sheldon Baker – metal siding not required on neighbors side. There is a 2’ gap between the
130 garage and house; reducing the garage to 11’6” makes room to put fence. Eliminate parapet.
131
132 Mr. Elperin – low wall in rear?
133
134 Sheldon Baker – Salvage stone from patio.
135
136 Mr. Elperin – match foundation?
137
138 Sheldon Baker – yes.

139
140 Mr. Elperin – rubber roof visible?
141
142 Sheldon Baker – yes.
143
144 Mr. King – side of garage vertical siding?
145
146 Sheldon Baker – not metal, cedar. Vertical to match fence.
147
148 Mr. King – door metal roll up?
149
150 Sheldon Baker – yes, due to sloped roof.
151
152 Mr. Elperin – if detached, flat?
153
154 Sheldon Baker – current minimizes visibility.
155
156 Mr. King – right place for garage. Sloped roof is ok. Low garage.
157
158 Mr. Elperin – clever solution. Like landscape element.
159
160 Mr. Panciera – Not prominent feature, ok.
161
162 Mr. Batchelor – ok.
163
164 Ms. Armstrong – appreciate detached garage. Good solution.
165
166 Mr. Elperin – Ms. Armstrong vote for Peter. Ms. Armstrong – yes.
167
168 Mr. Elperin – Motion to move garage to subcommittee, approve general idea. Empowered
169 subcommittee
170 Mr. King – second. Don’t like horizontal railing.
171
172 Mr. Elperin – I have questions about stone wall.
173 Mr. King seconded the motion.
174
175 Peter Kleiner left meeting.
176
177 Mr. King – yes. Mr. Jack – yes, Ms. Ecker – yes, Mr. Elperin – yes, Mr. Batchelor – yes, Ms.
178 Armstrong – yes, Mr. Panciera – yes, Mr. Spiers – yes.
179
180 Mr. Panciera on subcommittee with Mr. King & Mr. Elperin.
181
182
183 **PUBLIC HEARINGS – DEMOLITION**
184

185 **1684 Beacon Street** – Request to lift the stay of partial demolition on the building (Beacon 19
186 Properties LLC, applicants). **Precinct 13**

187
188 Ms. Birmingham presented the case.

189
190 Owen Thomas – architect, reviewed the design.

191
192 Public Comment

193
194 Virginia Smith – like proposal

195 Ken Rosen - at 1680 Beacon Street. How long will project take?

196 Jennifer Dopazo Gilbert – we will address at Planning Board meeting.

197
198 Mr. Jack – rear is public?

199
200 Ms. Birmingham – no and not in LHD.

201
202 Mr. Jack – windows original

203
204 Owen Thomas – many are.

205
206 Mr. Elperin – Questioned the panelized fiber board cement, because it makes tiny pieces.

207
208 Mr. King – I like the overhang. Otherwise it is too flat.

209
210 Mr. Panciera – Expressed support for the cornice design and the Boston Sash new windows.
211 Noted that in the dormer photo in 1980, the meeting rails aligned. Asked applicant to align the
212 rails.

213
214 Mr. Jack – good catch. Otherwise great. Keep cornice at rear.

215
216 Owen Thomas – roof will repair in kind.

217
218 Mr. Elperin – meeting rails align, align seams to window openings.

219 Motion to accept with these changes. Mr. King seconded.

220
221 Mr. King – yes. Mr. Jack – yes, Ms. Ecker – yes, Mr. Elperin – yes, Mr. Batchelor – yes, Ms.
222 Armstrong – yes, Mr. Panciera – yes, Mr. Spiers – yes.

223
224
225 **16 Harrison Street** – Application for the full demolition of the detached garage (Kelsey and Andrew
226 Miller, applicants). **Precinct 3**

227
228 Ms. Birmingham presented the case.

229
230 Jennifer Dopazo Gilbert – introduced architect Monika Pauli.

231
232 Monika Pauli – agree with history but too much change and poor condition.
233
234 No Public Comment
235
236 Ms. Ecker – significant
237
238 Mr. Panciera- agree with Ms. Ecker. Others have been significant.
239
240 Mr. King – we can find significant and then lift stay and allow demo.
241
242 Mr. Elperin – increasingly hard to preserve these. We have LHDs for that level of protection.
243
244 Mr. Batchelor – have there been other Brook Skinner garages saved?
245
246 Mr. Spiers – asks about what parameters are – could all be gradually demo by neglect?
247
248 Mr. Batchelor – should find significant because it is standing vertical. Do wish for inventory of
249 preserved garages.
250
251 Commission discusses past cases.
252
253 Mr. Elperin – should not save outside LHDs.
254
255 Mr. King – agree.
256
257 Mr. King – Motion to uphold significance. Ms. Ecker seconded.
258
259 Mr. King – yes. Mr. Jack – yes, Ms. Ecker – yes, Mr. Elperin – yes, Mr. Batchelor – yes, Ms.
260 Armstrong – yes, Mr. Panciera – yes, Mr. Spiers – yes.
261
262
263 **93 Seaver Street** – Application for the full demolition of the house (93 Viewpoint LLC, applicant).
264 **Precinct 14**
265
266 Jacob Walters – lawyer. Purchased in July.
267
268 Lucio Trabucco – architect. Vacant. Needs to be gutted. No insulation. Iron fence is rotted.
269
270 Public Comment
271
272 Myron Spector – abutters, share driveway 30 years residents. This house was occupied through
273 the spring. Important home 100 years of protections in neighborhood. House can be upgraded.
274
275 Carlos Ridruejo – TMM, architect and resident of neighborhood. Present owners removed heat.
276 Approach is demo by neglect. Extensive renovations should be expected. No reason to demo.

277
278 Vinca Jarrett – attorney. Criminal to tear down. Lawyer and builder have misrepresented. This
279 is what Brookline stands for.
280
281 Gary King – abutters – endorse all comments. Former owners were elderly, repairs understood.
282 Where did attorney get idea of unoccupied?
283
284 Jacob Walter – have not been inside house, told it was unoccupied. Saw photos of interior.
285 Impression given condition. Apologies.
286
287 Mr. Elperin – true oil tank removed?
288
289 Jacob Walters – maybe.
290
291 Lucio Trabucco – was heated by oil.
292
293 Virginia Smith – TMM Pct 4. Care about historic arch. This is a gem. This is demo by neglect.
294 Can be restored.
295
296 Mairo Pinto – owner of house. Inside asbestos everywhere.
297
298 Joseph Smith – 83 Seaver Street neighbor. Not abandoned. Beautiful .
299
300 Arthur Segel – Brooklyn resident. Spent many holidays at this home beautiful views and nice
301 layout.
302
303 Sam Lux – former owner. Wife died last year. Did not use upstairs. Systems are old but outside
304 is well maintained. No asbestos except in basement. House is in reasonable shape.
305
306 Pam Lodish – 120 Seaver. Offended by applicant’s presentation. How can oil tank be removed?
307
308 Mini Kolluri – 67 Buckminster. Everyone here appreciates their homes.
309
310 Joshua Sparrow – in favor of affordable housing? Joy to pass by these beautiful homes.
311 Financial motive deprives us of sense of place.
312
313 Mr. Panciera– significant.
314
315 Mr. Jack – beautiful and in an NR district.
316
317 Mr. King – what can we do about the heat?
318
319 Mr. Batchelor – we don’t know all of circumstance. Let’s figure this out.
320
321 Ms. McCarthy – will take up with Building Dept.
322

323 Mr. Jack – talks about letter and intent to demolish.
324
325 Mr. Batchelor – Motion to find significant. Mr. Elperin seconded.
326
327 Mr. King – yes. Mr. Jack – yes, Ms. Ecker – yes, Mr. Elperin – yes, Mr. Batchelor – yes, Ms.
328 Armstrong – yes, Mr. Panciera – yes, Mr. Spiers – yes.
329
330
331 **116 Thorndike Street** – Application for the full demolition of the house (116 Thorndike Street,
332 LLC, applicant). **Precinct 9**
333
334 Daniel Gersh – purchased, understand delay. Street is appealing. Want to capture architecture
335 of past.
336
337 Public Comment
338
339 Vinca Jarrett – 160 Thorndike, knew former owners. Lots of restoration by former owners.
340 Beautiful home, makes neighborhood.
341
342 Susan Regan – abutter. Agree. This style defines neighborhood.
343
344 Nicole Reindorf – Thorndike, 5 houses down. This is why I moved here. Interiors could never
345 be replicated.
346
347 Mark Rosen – agree. Beautiful. Why people come to Brookline. Live in McKay Home.
348
349 Lee Rosenbaum & Marilyn, 73 Coolidge Street. Love neighborhood.
350
351 Iya Kessler- 120 Thorndike – for 5 years. Love architecture here. Want to talk with developer.
352
353 Tania Schlatter – 121 Thorndike. Unique design. Nothing like it.
354
355 Joshua Sparrow – 93 Thorndike. Only center tower. Critical to preserve North Brookline.
356 Accessible for all to enjoy.
357
358 Hildy Grossman – Next door, white house 30 years. Most beautiful house on street. What do
359 we care about? Been inside house marvelous paneling. Fine shape.
360
361 Edward Bumas – live on Thorndike 23 years – love home. Irreplaceable. 40+ neighbors
362 engaging in the last few days. United and supported.
363
364 Virginia Smith – do not see as beautiful but has character hilarious and magical.
365
366 Sloat Shaw – Thorndike, support significance.
367
368 Andrew Liebman – live in neighborhood.

369
370 Miguel Liebman – live on Thorndike, close by. We wanted to buy 116, beautiful.
371
372 Mr. Jack – significant.
373
374 Mr. Elperin – appreciate Virginia Smith’s comment, dramatic house.
375
376 Mr. Panciera – commented on unusual design.
377
378 Mr. Batchelor – significant. Live pretty close to house. LHD discussions? Teardowns
379 eventually change the character. Motion to uphold significance.
380
381 Mr. Elperin seconded.
382
383 Mr. King – yes. Mr. Jack – yes, Ms. Ecker – yes, Mr. Elperin – yes, Mr. Batchelor – yes, Ms.
384 Armstrong – yes, Mr. Panciera – yes, Mr. Spiers – yes.
385
386
387 The meeting adjourned 9:57 PM.