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Brookline Preservation Commission
MINUTES OF THE March 6th 2023 Subcommittee meeting
161 Hyslop Road- Request to lift demolition stay
Held Virtually using Zoom Online Software

7 **Commissioners Present:**

9 David King
10 David Jack, Chair
11 Elton Elperin

13 **Staff:** Tina McCarthy

14 **Applicants:** Paul Lipson, Nicole Lipson, John Gassett, Tom Danis, Bob Allen

15 **Public:** Pat Scanlon

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18 Ms. McCarthy called the meeting to order at 2:00 PM. She asked the applicant to present their
19 materials.

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21 Nicole Lipson, owner, explained her reasons for wanting to live in Brookline. Paul Lipson,
22 owner, explained the reasons for the application.

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24 John Gassett, architect, shared his letter from 2/7 and reviewed the goals of the design and history
25 of review and changes to the design. He argued for removing the rear chimney and spoke at
26 length about changes made by the previous owners.

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28 Mr. Jack and Mr. King appreciated the choices of materials in the application. Mr. King did
29 think the plans changed the massing of the house at the rear, and that the changes were visible
30 from the street, but he did not object to it. He asked that the tiny dormers on the front elevation
31 be removed. He noted that the 2nd floor windows were treated very differently from the 1st floor
32 windows; he thought the 1st floor treatment was more in keeping with the Tudor style of the
33 house. He thought the front entry massing was awkward. He asked that the entry be pushed
34 back at least 6" to recess it behind the adjacent projecting gable. Mr. Elperin thought the entry
35 appeared recessed in plan, but the dimensions were unclear.

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37 Discussion of the windows on the façade followed. Mr. King stated that the picture windows
38 were incongruous with the design of the home. Mr. Elperin asked for muntins on the second
39 floor, with proportions that relate to those on the first floor.

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41 Ms. McCarthy clarified that the windows on the first floor currently have lead coming. These
42 sash divisions cannot be easily replicated with wood muntins, as the dimensions of the wood are
43 thicker. The applicant may need to adjust the design as a result. Mr. Elperin and Mr. King
44 agreed that the proportions should be adjusted to lighten the look of these windows, to be more
45 in keeping with the appearance of the original.

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47 Mr. Elperin agreed with Mr. King's earlier request to remove the small dormers. Mr. Lipson
48 stated that he needed the dormers for light in his office. He had considered a larger dormer but
49 thought it was unsympathetic to the design of the home. Mr. Jack supported the idea of small
50 dormers as preferable to a large dormer.

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52 Discussion focused on the right side of the façade and Commissioners recommended revisions
53 to the composition of the windows: remove the window on the left of the dormer and move the
54 first-floor right window away from the edge of the building.

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56 Mr. Elperin raised the issue of the chimney and asked that it be retained. Mr. Lipson indicated
57 that he would retain the chimney in exchange for eliminating the slate roof.

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59 Ms. McCarthy summarized the design changes requested by the Commissioners:

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- Recess the entry
- Fewer small dormers on the rear and front
- Remove the single window at 2nd floor (in the dormer of the ell)
- Harmonize the muntin patterns at front elevation
- Leave the window in the gable on the façade in its current location

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Meeting adjourned at 3:30 PM

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