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Brookline Preservation Commission
MINUTES OF THE March 7th, 2022 Subcommittee meeting
Held Virtually using Zoom Online Software

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Staff: Tina McCarthy

Applicants: Tony Filardo (architect), Jennifer Dopazo Gilbert (lawyer), Jeff Birnbaum (Owner), Troy Sober (landscape architect), Ashley Clark

Commissioners: Elizabeth Armstrong, Elton Elperin, Ric Panciera, Dave Jack

Public: Harriet Rosenstein, Dale Flecker, Jean Woy

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Mr. Elperin called the meeting to order at 3:31 PM.

Jennifer Dopazo Gilbert, lawyer, explained the team's work since the last hearing.

Troy Sober, landscape architect, presented changes to the landscape plan.

Tony Filardo, architect, reviewed changes to 25 Cottage Street & 222 Warren Street.

Mr. Elperin asked that the drawings be submitted in advance in the future. He appreciated the relocation of 25 Cottage and the removal of the 2nd floor portion on the left wing.

He noted that the relocation of the garage on 25 is a problem, it is now very visible to the street. Asked why the driveways have been switched, and could they retain their original orientations.

Mr. Sober explained that they did study this but this required that the 222 drive would be located on the 25 lot & require the repositioning of the garage toward the front of the house. He stated that shared drives are not optimal; the renovation costs for 25 require optimal revenues from resale.

Commissioners and design team discuss the issue of the garage in its new orientation.

Mr. Panciera agreed that the changes to the 25 bedroom wing, left wing and relocation are positive.

Mr. Jack stated that he understood the market pressures on the design team, but did not agree that this should be the driving force for the design. He asked for the Preservation goals to be specifically identified.

Mr. Elperin expressed preference for the new flat roofed entrance to 222 Warren. He questioned the wisdom of facing the former entrance toward the swimming pool. He pointed out that the 25 Cottage driveway entrance is likely to be the primary view for visitors and the likely location of the sign, so it is important how the buildings appear from this vantage point.

45 Ms. Gilbert stated that 25 Cottage had been moved over and back as far as it could be without
46 adverse effects. She asked what the Commission wanted to see as a next step. Mr. Jack agreed
47 that the current location was the best of the possible options.

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49 Ms. Gilbert asked that the issue of current location be on the agenda of the 3/22 hearing. Ms.
50 McCarthy agreed that it was possible if Commissioners agreed. Commissioners agreed that the
51 location of 25 Cottage only should be heard on the 22nd.

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53 Meeting adjourned at 4:45 PM

DRAFT