

1 *Brookline Preservation Commission*  
2 **MINUTES OF THE March 11, 2022 12 Worthington Road MEETING**  
3 **Held Virtually using Zoom Online Software**  
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6 **Commissioners Present:**

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8 Ric Panciera  
9 Peter Kleiner

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11 **Staff:** Tina McCarthy

12 **Applicant:** Matt Genaze, Stephanie Horowitz, Joseph Pagliuca

13 **Public:** Judith Selwyn  
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16 The meeting was called to order at 8:32 AM.

17 SH- goes over new scope of work and asks about process

18 RP- would like one Commissioner to review onsite mock-up.

19 SH- we will develop the mockups for brick selection or mortar & workmanship

20 MG- Goes over request for brick veneer chimney.

21 RP- needs to be full brick.

22 MG- That requires a steel infrastructure to support it.

23 TM- it would need to go to the Commission at a hearing.

24 SH- will provide a structural engineers' letter confirming construction types.

25 MG- want to remove end chimney on the driveway side, it needs to be rebuilt.

26 SH- We are already removing another chimney; this one seems like an addition.

27 RP- that would be difficult to convince the Commission of; they will probably want to keep it.

28 MG- We are replacing the slate, current slate is no longer a stock item. We want to use a stock  
29 size. We will show the change in elevation drawings. 8x11, 4 ½" exposure to 12x18, 7 ½"  
30 exposure.

31 RP- is this a supply timeline pinch or is it just that they can't produce it.

32 MG- higher cost and extended lead time.

33 RP- it is likely necessary to replace the roof, that is right. Not sure if we will want to change the  
34 size. Color and material are important if you can match that. But this is a smaller house and it  
35 changes the scale of the house with the larger exposure. You can ask and see what the  
36 Commission decides.

37 PK has not joined the meeting so there is no quorum. RP agrees to give feedback but no vote can  
38 be taken.

39 SH- review of specifications for the windows and doors, and then the existing windows.

40 MG- windows/doors on the southern ell. Currently 3 panel; 3 pane per panel. We propose 2 panel  
41 door, 3 panes.

42 SH- we added back the SDLs, as the Commission requested.

43 RP- asked to see the back of the house. Muntins continue on the rear, for consistency. Supports  
44 the move.

45 PK joins the meeting.

46 PK- did you look at a muntin layout with more divisions?

47 MG- we did, we thought it did not match the rest of the house.  
48 PK- the only request we could make is that they match the existing. I don't have that preference in  
49 this case. RP agreed he did not need the lights to be denser.  
50 PK- motion to accept rear ell windows as proposed. RP seconded the motion and all vote in favor.  
51 MG- the last thing to cover is the replacement of the windows in the rest of the house.  
52 SH- request was to clarify replacement window conditions. Need to replace windows due to the  
53 rebuilding of walls. We have developed a new window schedule that explains the reason for each  
54 replacement. 44% of the windows are previously approved to be removed.  
55 RP- Confirmed that the replacements are wood single glazed with storm.  
56 PK the masonry rebuild is significant. Could you salvage the sash? Technically yes, but these  
57 windows don't seem to need that level of treatment.  
58 RP- motion to support the replacements as proposed. PK seconded. All in favor.  
59  
60 Meeting adjourned at 10:50 PM.

DRAFT