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Brookline Preservation Commission
MINUTES OF THE April 5th, 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 Gasset, Tom Danis, Ashley Duval

15 **Public:** Miyoung Lee

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18 Ms. McCarthy called the meeting to order at 2:01 PM. She asked the applicant to present their
19 materials.

20
21 Ashley Clark explained the timelines for the case for zoning approval. The Planning Board
22 would hear the case on April 27th, then ZBA in May.

23
24 John Gasset, architect, reviewed the plans and the changes made since the last meeting. He
25 noted that the front entry was now differentiated from the building by being clad in cut stone
26 rather than brick. One window had been removed from the right dormer on the façade and the
27 muntin proportions had been harmonized throughout the home. Two dormers were removed
28 from the rear elevation and muntins added to a window on the west elevation.

29
30 Mr. Elperin appreciated the changes that had been made; his only remaining concern was with
31 the front entry. He suggested that the stone door surround be given a small relief from the rest
32 of the stone entry to create a shadow line. Mr. King asked if the stone of the entry was in plane
33 with the brick of the façade. He recommended that the entry be set back. Mr. Gasset spoke
34 about the stone in the rest of the house, which was installed in plane with the brick.

35
36 Commissioners discussed the preference for a setback, but agreed to defer to the architect's
37 design choice.

38
39 Mr. Jack asked if Mr. King and Mr. Elperin were satisfied that all of the issues raised at the last
40 meeting had been addressed. The commissioners agreed they were satisfied with the changes.
41 Mr. Jack confirmed that the slate roof would match the existing graduated slate. Mr. Gasset
42 confirmed that it would.

43
44 Mr. Elperin moved to return the case to the full commission for a decision. Mr. Jack seconded
45 the motion.

46 Mr. Elperin- yes; Mr. King- yes; Mr. Jack- yes

47

48 Ms. Duval asked if the case could be scheduled at the next hearing. Ms. McCarthy confirmed
49 that it would be scheduled at the May 9th hearing.

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51 Meeting adjourned at 2:21 PM

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