

1 *Brookline Preservation Commission*
2 **MINUTES OF THE April 7th 2022 SUBCOMMITTEE MEETING**
3 **Held Virtually using Zoom Online Software**
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6 **Commissioners Present:**
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8 Elton Elperin, Chair
9 Elizabeth Armstrong
10 David King
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12 **Staff:** Tina McCarthy
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14 Applicant: Lucio Trabucco, Bryan Austin, Michael Forde
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17 Mr. Elperin called the meeting to order at 3:01 PM. Mr. Trabucco, architect, explained the
18 reasoning behind the design, showed renderings and explained the design changes. Windows
19 added to the façade facing the original house. Created a panelized system above the garage to
20 mimic window openings. At the rear, the roof was segmented and windows added to the
21 stairwell.
22

23 Mr. Austin joined the meeting.
24

25 Mr. Elperin explained that he did not see a positive direction developing in the design. Breaking
26 up the front façade into multiple planes is too busy. Noted that the balconies are too shallow.
27 Mr. King agreed with Mr. Elperin. Difficulty with number of materials on the façade. Metal
28 paneling, wood clapboard, paneling under windows. Relationship of windows in bay to other
29 windows is unclear, do they line up or not? The façade needs to be clarified, much too complex.
30 Top row of windows line up but the row below do not. It looks like a lot of buildings. The roof
31 is one of the better moves that you made. The roof is closer in color and slope to the existing
32 roof now. There is too much glass, it looks like an office building. If the façade could be
33 simplified and quieted it would be better. Ms. Armstrong also agreed and noted that the new
34 entrance looked very commercial. The multiple pieces seem unrelated.
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36 Mr. Trabucco explained that he was using residential glass for the project, it is a contemporary
37 design. Wanted to differentiate the structures from each other. The windows do align, it is just
38 the rendering is off.
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40 Mr. Elperin recalled that removing the “cap” from the top of the building was positive.
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42 Ms. Armstrong asked about the process with zoning. Mr. Trabucco explained that they needed
43 side and rear setback relief by special permit.
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45 Mr. Elperin thought that the rear could be extended from the left to the right and now the opposite
46 was done. The fracturing of the roof line is problematic, there are maybe 4 different planes and

47 it is overly complex. Mr. King agreed that it needed to be simplified. He asked to see the right
48 elevation and asked about window alignment. Mr. Trabucco stated that the windows do line up.
49

50 Ms. Armstrong asked about the left elevation from St. Paul, whether the dormers were previously
51 existing. Mr. Trabucco replied that they were; no alterations to the original beyond the addition.
52

53 Mr. Elperin asked if the applicant wanted to continue to seek a lift of stay. Mr. Austin agreed
54 that the building is too busy, and the design feedback from the last meeting took over, too much
55 going on. Mr. King suggested that the Commissioners should find good examples to offer. Mr.
56 Austin stated that he would like to continue working on the design.
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58 Commissioners will provide examples and the applicant will continue to work on the design.
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60 Meeting adjourned at 3:36 PM.
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