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Brookline Preservation Commission
MINUTES OF THE April 13, 2021 MEETING
Held Virtually using Zoom Online Software

Commissioners Present:

Elton Elperin, Chair
Richard Panciera, Vice Chair
David King
Wendy Ecker
John Spiers, Alternate
Jim Batchelor
Peter Kleiner
David Jack

Commissioners Absent:

Elizabeth Armstrong, Alternate

Staff: Valerie Birmingham, Tina McCarthy

Mr. Elperin called the meeting to order at 6:31 PM.

Approval of Minutes

No minutes.

Public Comment

PUBLIC HEARINGS – LOCAL HISTORIC DISTRICTS

132 Naples Road (Graffam McKay LHD) –Application for a Certificate of Appropriateness to demolish the existing garage; add a curb cut and driveway on the Abbotsford Road side of the property; remove the side kitchen door & windows, replacing them with new larger doors; remove the side entrance steps and replace with wood steps; install 3 condensers with screening. (Woods Remodeling & Service Inc., applicant). **Precinct 8**

Tina McCarthy presents.

Rachel Meagher – grew up in house, owned by family in 1977. Describes traffic hazards in area.

Public Comment

Next door neighbor. How does this impact parking. Garage could go.

Rachel Meagher – loose 2 spots, will park 1 car on Abbotsford. Loose 13 feet of driveway.

David King – don't think garage is significant. Wendy Ecker agrees.

48 Wendy Ecker – door is not historic. Not worried about it.
49
50 Richard Panciera – fine with garage. Appropriate with insulated glass? Could be single
51 propose insulate. Okay, only clear glass not low-E glass.
52
53 David King – part of major façade of house. This is a new opening and is visible. Should be
54 wood single pane. Otherwise allowing single pane to disappear. Part of original volume of
55 house.
56
57 Jim Batchelor – Agree with garage. I also demolished garage t my house. Don't feel strongly
58 about does not should be consistent. Not a primary façade. Visible, but removed. Is it
59 appropriate to allow large expanse of glass? May be not.
60
61 Elton Elperin – sidelites make it awkward.
62
63 Elton Elperin – asks for case histories – all discuss, depends on visibility.
64
65 Jim Batchelor – would support in insulated glass with no sidelites.
66
67 Peter Kleiner – consider a single door and 2 windows.
68
69 John Spiers – is far back, doors and windows are not original not opposed.
70
71 Richard Panciera – more wall space than exists currently, improvement. Like French doors and
72 sidelites better than existing.
73
74 David King – motion approve demolition of garage. Elton Elperin second.
75 All vote in favor.
76
77 David Sylva – proposed doors with lites. If we do single glazed, we need a larger overhang.
78
79 David King – motion approve insulated glass doors, no sidelights. Elton Elperin second.
80
81 John Spiers – yes, Elton Elperin – yes, David Jack – yes, Wendy Ecker – yes, Richard Panciera
82 – yes, Jim Batchelor – yes. Peter Kleiner – yes.
83
84 Elton Elperin – Applicant should bring canopy back to staff, for review.
85
86 David Jack – the canopy will be smaller without sidelites.
87
88 Elton Elperin – yes. May not be smaller.
89
90 Elton Elperin – motion leave review of stoop and canopy to staff. Dave Jack seconds the motion.
91 All vote in favor.
92
93 Applicant – can we make the doors larger?

94
95 Elton Elperin – if you widen the proportions will be off. They are normal as is.
96
97 Elton Elperin – needs to come back.
98
99 Applicant agrees to continue.
100
101
102 **14 Glen Road (Pill Hill LHD)** –Application for a Certificate of Appropriateness to alter the rear
103 fenestration by closing in and adding windows, construct new rear bay extension, and enclose rear
104 entry porch (Osborn Studio+, applicant). **Precinct 5**
105
106 Valerie Birmingham presents.
107
108 No Public comment
109
110 Lynn Osborn – water view from rear. Not a primary elevation. Want a modern kitchen with more
111 views to pond. Mudroom, enclose outdoor porch storage and security. Unheated, single pane
112 glass, could be wood door and windows. Want casements over sink.
113
114 Jim Batchelor – interesting. Original of windows is fine. Materials and glass are difficult.
115
116 Elton Elperin – improvement to rear elevation. Casements look good. No fiberglass.
117
118 David King – design is good. Material should be wood. Insulation glass is question. Bay is not
119 addition. Yes, casements are a problem. But we need to be careful. Cold ask for interior storms
120 bay should be single glazed wood.
121
122 Peter Kleiner – design good. Want wood. Thermal not ok.
123
124 Wendy Ecker – new so could be thermal.
125
126 Jim Batchelor – what do guidelines say?
127
128 Valeria Birmingham – new construction, yes.
129
130 John Spiers – like design too. Can’t consider local environment circumstances. Want to consider
131 that.
132
133 David Jack – agree about nice design. Highly visible on 3 sides. Wood windows.
134
135 Richard Panciera – brick infill: casements → porch. How will you do it?
136
137 Lynn Osborn – yes, salvage from bay area.
138
139 Elton Elperin – need to see bay window in CAD. What will it really look like. Sketch may not e
140 accurate.

141
142 Jim Batchelor – spacing of windows in plan and elevation is different. Follow up by
143 staff/subcommittee. What about materials?
144 If bay is “new”, we should clarify guidelines. I don’t think of it that way. But could be. Kitchen
145 should be single. Or we make exception for casements.
146
147 Elton Elperin – subcommittee should review elevations.
148
149 Peter Kleiner – I struggle with single glazing. Support new windows that are insulated. Guidelines
150 do not support that.
151
152 Elton Elperin – yes. LHD guidelines will discuss.
153 Motion not allow Azax or Ultrex, use wood.
154 Casement single glazed, bay can be thermal as “new construction”. Subcommittee to review
155 elevations. Not empowered.
156
157 Jim Batchelor – no CAD required. But plans/elevations must match.
158
159 David Jack second.
160
161 John Spiers – yes, Elton Elperin – yes, David Jack – yes, David King – yes, Wendy Ecker – yes,
162 Richard Panciera – yes, Jim Batchelor – yes, Peter Kleiner – yes.
163 Subcommittee Peter Kleiner, Elton Elperin.
164 Applicant agrees to go to subcommittee.

165
166
167 **PUBLIC HEARINGS – DEMOLITION**

168
169 **178 Mason Terrace** – Application for the demolition of the building (RDC Mason 178, LLC,
170 applicant). **Precinct 11**

171
172 David King recuse.

173
174 Valerie Birmingham presents

175
176 Eric Valentino – nothing to add.

177
178 Public Comment

179
180 David Lowe – 177 Mason Terrace. Lots of construction in area. Don’t want it to be demolished.

181
182 John Torous – 173 Mason Terrace, bought 1½ years ago. Always liked the school house, unique
183 feature of neighborhood.

184
185 Perdue – Rachel – 2 doors down, 4 kids at this school. Want it to stay a school not McMansion.

186
187 Glen Richard – daughter also intended. Developer has bought that builds McMansions.
188

189 Jim Linquist – in favor of preservation for neighborhood.
190
191 Elton Elperin – explains the demo delay.
192
193 Michael Bierylo – 162 Mason Terrace, 20 years. It is part of neighborhood character.
194
195 David Jack – Neighborhoods are right. Find significant.
196
197 Richard Panciera – agree, Elton Elperin, Peter Kleiner.
198
199 Elton Elperin motion uphold. David Jack second.
200 All vote in favor.
201
202 **98 Chestnut Street-** Application for full demolition
203
204 Tina McCarthy presents the case.
205
206 Jake Walter – lawyer represent case. David & grace Kim, will live in house. Tried to see if they
207 could save property. Cannot afford to save house. No Maintenance since 2019, empty except for
208 animals. Sills in contact with foundation, degradation of brick piers 2” pitch in floors; water
209 getting in and causing rotten. Cannot save. Prepared to document.
210
211 Public Comment
212
213 Eileen Amy – 114 Chestnut Street. Don’t damage our garage if demoed. Will you mitigate
214 wildlife.
215
216 Nina & Eric – 100 Chestnut Street (single family) grew up in house. House is right on property
217 line. Concerned about demolition. Vacant for 5 years, older couple did not maintain. Concerned
218 about trees. Happy that the house will be demolished.
219
220 Elton Elperin – form is intact.
221
222 John Spiers – can significance decline with structural deterioration?
223
224 David Jack – typical of worker cottage, close to Hart Street. Simple but appealing. Understand
225 condition.
226
227 Wendy Ecker – we can find significant and hear lift.
228
229 Peter Kleiner – we already voted on this, would uphold.
230
231 Richard Panciera – agree.
232
233 Peter Kleiner motion uphold. Elton Elperin second.
234
235 John Spiers – no, Elton Elperin – yes, David Jack – yes, David King – yes, Wendy Ecker – yes,
236 Richard Panciera – yes, Jim Batchelor – yes, Peter Kleiner – yes.

237
238
239 **129 University Road** – Request to lift the stay of partial demolition (Stephen & Camilla Sutter,
240 applicants). **Precinct 12**
241
242 Steve Sutter – owner, want to get rid of greenhouse. Need elevator. Original design was modern,
243 revised to current. Planning Board & Zoning. Don't like railings, too heavy.
244
245 Glen Knowles – architect. Want elevator. Ensuite bath, accessible. Planning & Zoning are don.
246 Windows existing are between the glass would do SDL. Planning took issue with railings hiding
247 bay. So we want transparent rails. Not original rails. Have 3D drawings.
248
249 Elton Elperin – you can't see elevator tower.
250
251 Public Comment
252
253 Michael Gorham – 135 University Road, need elevator, other homes have them. Planning would
254 do either.
255
256 Glen Knowles – worked with staff to improve plans.
257
258 David King – increase in FAR? How much?
259
260 Glen Knowles – yes. 1.02 → 1.09?
261
262 Elton Elperin – very large. Like stucco and fenestration. 3D view looked better. Deck slices bay
263 in half. Not railing, deck. It is important to house.
264
265 Jim Batchelor – pretty ok. Age in place is good.
266
267 David King – ok. Motion accept as submitted.
268
269 Elton Elperin second.
270
271 Peter Kleiner – railing are owners choice. David King – yes.
272
273 John Spiers – yes, David Jack – yes, David King – yes, Richard Panciera – yes, Jim Batchelor –
274 yes, Peter Kleiner – yes.
275
276
277 **99 Fairmount Street** – Request to lift the stay of partial demolition (John and Cindy Pan,
278 applicants). **Precinct 14**
279
280 Ashley Clark – introduces Mr. Sousa as architect.
281 Mr. Sousa – friends with owners. Discussion of plans.
282
283 No Public Comment
284

285 Elton Elperin – 2 car garage is weak. Continue stucco line across
286
287 David King – a symmetry on south elevation is not great.
288
289 David Jack – great building, successful design. Support proposal.
290
291 Jim Batchelor – good with it. Scale is maintained.
292
293 Richard Panciera – additions are good. Also don't like garage. But may be fine.
294
295 Peter Kleiner – accept direction. West elevation composition struggles with new repeat of window
296 pattern due to length of extrusion.
297
298 Mr. Sousa – want rigor to turn to whimsy.
299
300 Elton Elperin – design still evolving.
301
302 Mr. Sousa – planning board soon. 4/22
303
304 David Jack – continuing?
305
306 Jim Batchelor – yes, we want to see what Planning Board does.
307
308 Jim Batchelor – think an empowered subcommittee would do.
309 Motion lift, additional review after ZBA in subcommittee. Subcommittee must approve lift.
310 David Jack second.
311
312 John Spiers – yes, Elton Elperin – yes, David Jack – yes, David King – yes, Wendy Ecker – yes,
313 Richard Panciera – yes, Jim Batchelor – yes, Peter Kleiner – yes.
314
315 Elton Elperin nominates Peter Kleiner to subcommittee with Jim Batchelor. Peter Kleiner says yes.
316 Jim Batchelor says who else? Peter Kleiner and Richard Panciera agree to serve on subcommittee.
317
318
319 Elton Elperin motion meeting adjourned 8:45 PM.