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Brookline Preservation Commission
MINUTES OF THE May 24th, 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),

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

Public: Stephen Burrington

Mr. Elperin called the meeting to order at 8:15 AM.

Troy Filardo shared plan revisions. On 222, keep as much original clapboards & slate, replace in kind for the rest. Reviewed visible windows on 222, conditions assessment.

Mr. Panciera asked for the visibility of the Northwest elevation from the street. He felt there was some visibility, even if oblique. Ms. McCarthy agreed to do a visibility assessment for 222 Warren former façade.

Mr. Filardo explained the window specifications. Mr. Elperin asked for details of exterior casing and sill, so that it is clear how they sit in the frame. Mr. Filardo explained that they would purchase the window and make sill, casing to match the existing in wood.

Mr. Birnbaum specified that the curved glass windows on the façade will be retained.

Mr. Jack asked about storms, Mr. Filardo confirmed they did.

On 25 Cottage, the trim, casings & clapboards are in poor repair; replace to match existing. Mr. Elperin asked about the clapboards under the overhang. Mr. Filardo stated that he could check.

Mr. Birnbaum added that the siding might need to be removed for structural work, so saving it might be hard but they would try.

Mr. Panciera asked about windows 206 & 207 shutters. Mr. Filardo stated that folding shutters were chosen to match more closely the width of the other shutters. Mr. Panciera asked that the folding gutters be noted in plan to avoid future questions.

Mr. Elperin asked the team to consider another gutter solution other than aluminum, such as fiberglass.

Mr. Elperin asked about the sill details, there seemed to be two in plan but they should be the same. Mr. Filardo noted the error and will update the plans. Mr. Elperin noted that the record is important with all the work planned on the house.

Mr. Jack asked about the 3-D scan. Mr. Filardo explained that it was to create existing conditions drawings. Mr. Jack asked about interior. Mr. Birnbaum stated that there were.

Mr. Filardo explained that conditions were requiring window replacements in some places.

Replacements single glazed to match existing conditions. Commissioners noted the presence of 2/2 windows in the Richardson bedroom. Mr. Panciera asked if the standard construction was good enough as a match. Mr. Elperin stated that custom windows were preferable, if possible. But understanding the comparison of replacement to proposed is important. Mr. Panciera asked for these details on the Richardson bedroom windows.

Doors on left ell will be changed somewhat to match the new addition. Transom is eliminated

and a single door proposed. Mr. Elperin asked if it was better to replicate what exists. Mr.

47 Jack felt the muntin pattern was significant, Mr. Elperin agreed. Ms. McCarthy agreed to look
48 for photos of the original doors.

49
50 Jennifer Dopazo Gilbert spoke about Jeff's efforts to contact people in NY about removal of
51 the bedroom. She requested to return to the full commission with plans for lift of stay, which
52 would be subject to a MOU, spelling out next steps and a PR for the viewshed. Mr. Elperin
53 thought it was reasonable. He asked to add the details discussed about windows to the set.
54 Mr. Filardo asked what materials for 25 gutters. Mr. Elperin suggested fiberglass gutters and
55 round galvanized downspouts, unpainted.

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57 Mr. Birnbaum explained he had a carpenter coming to assess removal of the bedroom
58 materials. He could call a consultant suggested by the Commission but felt it was not
59 necessary. Ms. McCarthy suggested taking the Baird Foundation up on their offer to document
60 the room to their own standards for its reassembly. Mr. Birnbaum agreed to allow, Ms. Gilbert
61 will schedule with the Baird Foundation.

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63 Mr. Elperin moved to return to full commission. Mr. Panciera seconded. All in favor.

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65 Meeting adjourned at 2:45 PM