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Brookline Preservation Commission
MINUTES OF THE June 8, 2021 MEETING
Held Virtually using Zoom Online Software

Commissioners Present:

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

Commissioners Absent:

Elton Elperin asks alternates to vote.

Staff: Valerie Birmingham, Tina McCarthy

Mr. Elperin called the meeting to order at 6:30 PM.

Approval of Minutes

Minutes, 11/24/2020

Elton Elperin – corrections?

Motion approve

Wendy Ecker – line 135 misspelling of her name

Motion accept with that correction

David King second

All vote in favor

Public Comment

Ernie Frey – TMM 7. Demo application does not let the Commission know what the future plans are for demo applications. Make it so they must establish use and withhold until all departments approve plans. Warrant Article to Fall Town Meeting.
Discussion to be held later.

PUBLIC HEARINGS – DEMOLITION

48 **102 Dean Road** – Application for the demolition of the detached garage (Bradford Miller, applicant).
49 **Precinct 14**
50
51 Brad Miller – owned since 1958. Stewart family built the garage need to remove gas tanks underneath.
52
53 Public Comment
54
55 Jayne Friedberg – abutter – in deplorable condition remove. Not a garage.
56
57 David King – do not think it is an essential cultural resource.
58
59 David Jack, Wendy Ecker – agree
60
61 Jim Batchelor – please take photographs.
62
63 David Jack – ask the Priggon co to take it back.
64
65 Jim Batchelor – really wants photos
66 Motion do not find significant. Want photos recorded.
67 David Jack second
68 All vote in favor
69
70
71 **255 Russett Road** – Application for the partial demolition of the house (Tracy & Will McNeal,
72 applicant). **Precinct 16**
73
74 Jen Gil – rear additions impact significance
75
76 Tracy McNeal – nothing to add
77
78 Elton Elperin – front entry addition?
79
80 Tracy McNeal, Jen Gil – think so
81
82 No Public Comment
83
84 Peter Kleiner – no strong feelings. Hard to know what is original. What defines character?
85
86 David King – contributes to streetscape. Not architecturally significant.
87
88 Peter Kleiner – sounds like a concern for zoning
89
90 Elton Elperin – neighborhood has no real architectural theme, just massing consistency. He states that
91 he is undecided.
92
93 Jim Batchelor – character of neighborhood will not be negatively impacted. No review.
94
95 Elton Elperin – motion not uphold significance. David Jack second.

96
97 Elton Elperin – yes, John Spiers – yes, David Jack – yes, David King – yes, Elizabeth Armstrong – yes,
98 Wendy Ecker – yes, Richard Panciera – yes, Peter Kleiner – yes, Jim Batchelor – yes
99
100
101 **24 Auburn Street** – Application for the demolition of the house (24 Auburn Development LLC,
102 applicant). **Precinct 7**
103
104 No applicant present
105
106 Public Comment
107
108 Jessica Stokes – own on Auburn Place. This is a fragile neighborhood. Many teardowns in
109 neighborhood. Worried. Asks the Commission why don't you consider plans for new construction?
110
111 Reisa Sperling – own on Auburn Place. Agree with Jessica. Stunning home.
112
113 Andrea/Adam Martin – 3 Auburn Court #2, apartments next door. Just bought #17 Auburn Street.
114 Stunning home.
115
116 Julie Nijmeh – 57 Auburn Street, very concerned about character of neighborhood.
117
118 Barbara Hebert – live across street. Blends well with Auburn Court.
119
120 Cindy Lipsky – Warrant Article to make them show plans is in the works.
121
122 John Bassett – TMM Precinct 6, spectacular house. Good candidate for reuse.
123
124 Stacy Zelbow – Unit 1, 1 Washington Place, TMM Precinct 7, wrote letter multifamily house,
125 apartments. Want these kind of apartments to stay in neighborhood.
126
127 Fadette Berthold – reside at 24 Auburn Street for 11 years. Unique and family neighborhood. Love
128 house. Multifamily.
129
130 Jacob Babai – 40 Auburn Street, agree with character discussions
131
132 David Jack – completely agree with public comments. House has been very adaptable over time –
133 single family, rooming house, and then apartments. Reason to keep.
134
135 Richard Panciera – agree. Endangered neighborhood. Modest means can live here.
136 Retains character, recommends upholding the significance determination.
137 Motions to uphold. David Jack seconds the motion.
138 All vote in favor.
139
140
141 **40 Kent Street** – Application for the demolition of the detached garage and social club building (40
142 Kent Street LLC, applicant). **Precinct 4**
143

144 Valerie Birmingham presents
145
146 Jennifer Gilbert – agree with significant determination
147
148 Public Comment
149
150 Virginia Smith – appreciate house, short notice due to Town Meeting. The public support for this is
151 greater than represented. Don’t destroy the exterior.
152
153 Lucy Kolessin – live across street, 33 Kent Street. Whole neighborhood is worried.
154
155 Diana Spiegel – TMM Precinct #2, Brookline Neighborhood Alliance. #40 Webster Place is also is
156 Italianate, and 17 Kent Street built for Twichell – these are on NR. Why is this not listed. Can it be
157 and given 18 months?
158
159 Mary Sabolsi – Brookline resident, Walnut Street. Just found out about this.
160
161 John Bassett – zoning B2, Far 2, height 46-60’, big box will replace. Preserve.
162
163 Elton Elperin – modest house for railway president
164
165 Richard Panciera – prominent house. Very significant
166
167 David King – agree, beautiful Italianate. Concerned with zoning, what could go here. What can we
168 do, we will find it significant.
169
170 David King – motion uphold. Elton Elperin seconds the motion.
171 All vote in favor (for house).
172
173 Elton Elperin – no interest in finding garage significant.
174 Motions to find garage not significant. David Jack second.
175 All vote in favor.
176
177
178 **PUBLIC HEARING –LOCAL HISTORIC DISTRICTS**
179
180 **53 Powell Street (Cottage Farm LHD)** – Application for a Certificate of Appropriateness to
181 demolish the existing garage and construct a new two car detached garage in the southeast corner of
182 the property (Lake Powell Nominee Trust, applicant). **Precinct 1**
183
184 Valerie Birmingham presents.
185
186 Public Comment
187
188 Michael Zarren – my house is misrepresented in GIS, garage will be alongside ½ of house. Not
189 consistent with street patterns. Want garage further away from property line 5’.
190
191 Elton Elperin – visibility, first no. Had not seen photos. Ask applicant if interested in relocating.

192
193 Jennifer Gilbert – not possible unfortunately
194
195 Kyle Sheffield – (architect) if we could relocate and lower roof could you accept that?
196
197 Elton Elperin – can you inquire about zoning?
198
199 Jennifer Gilbert – no, law is clear.
200
201 Kyle Sheffield – you can only review what you can see.
202
203 Jim Batchelor – better for LHD for garage to remain. Not concerned that we should not try to get an
204 exception. Motion move to subcommittee, return proposal to Commission. Elizabeth Armstrong
205 seconds the motion.
206
207 Jennifer Gilbert – (lawyer) agrees to continue to a subcommittee
208 All vote in favor
209
210 Elton Elperin – offers to serve on subcommittee with John Spiers & David King
211
212
213 **16 Prescott Street (Cottage Farm LHD)** –Application for a Certificate of Appropriateness to relocate
214 an existing light fixture on the front gate from the rear side of the column to the front, and add new
215 address lettering on the front gate (Matthew Cunningham Landscape Design, applicant). **Precinct 1**
216
217 Valerie Birmingham presents.
218
219 Ryan Wampler – discuss proposal to move light.
220
221 Kyle Sheffield – had to recondition existing fixtures. Want letters to be crisp, readable
222
223 No Public Comment
224
225 RIC – what is light source
226
227 Kyle Sheffield – Edison LED
228
229 Richard Panciera – not really an objection. Don't like text but doesn't matter, expresses support.
230
231 Elton Elperin – sorry to lose asymmetry but fine. Font is not appropriate. Elton Elperin asks for a
232 more appropriate font.
233
234 Elizabeth Armstrong – its fine
235
236 John Spiers – don't want jurisdiction
237
238 David King – prefer a serif font
239

240 Peter Kleiner – could just put the number. But designers choice
241
242 Richard Panciera – motion accept as proposed. Elton Elperin second.
243 All vote in favor
244
245
246
247 Meeting adjourned.

DRAFT