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

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Commissioners Present:

David King
Richard Panciera, Vice Chair
John Spiers

Staff: Valerie Birmingham

Applicants: Andrew Plumb

Ms. Birmingham called the meeting to order at 1:02 PM.

Mr. Plumb shares plans for changes made to the plans. Glass link roof sloping to match existing. Window well covers are still glass, owners strongly want these. Now proposing a fence on two sides of large window well, nothing on the south side. Exhausts moved to back of garage.

John Spiers leaves the meeting.

Mr. Plumb continues: Walkout door changed to a regular window at the large terraced window well.

Mr. Panciera starts with the garage side, believes the glass link is acceptable as submitted. Mr. King agrees and notes that the plan is very schematic and perhaps more details should be provided around the roof detailing of garage and connector.

John Spiers rejoins the meeting.

Mr. King and Panciera agree that the storm glass cover over the window well on this side is ok, as it is located behind a fence and not very visible. The window width is not changing but the cover and window well are slightly wider.

East elevation- Mr. Panciera notes that the window well covers are more visible here and out of character for the house. Asks for more details about the finished product. Mr. Plumb explains that they are aluminum frames, color TBD. Mr. King asks if the Commission would be comfortable seeing this solution elsewhere in the district, or is this a special case. Commissioners discuss ways to minimize visibility. Mr. Plumb agrees to explore using a lower pitch.

Commissioners ask if the vents should be located on the house rather than the garage, less obtrusive from the street. Ms. Birmingham notes that the abutter has written in the chat to support placing the vents on the house. Mr. Plumb agrees to explore with the engineers.

47 Ms. Birmingham gives Thomas Mitchie, member of the public, ability to speak. Mr. Mitchie
48 expresses concern about the slanted window well covers impacting the water table on the house.
49 Commissioners ask the architect to determine this impact, as it is preferably preserved.
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51 South elevation- Commissioners discusses the visibility of the terraced window well. They agree
52 that the fences are less obtrusive than the previous stone wall.
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54 Mr. King motions to send the application back to the full commission with the above details
55 addressed. Mr. Spiers seconds the motion. All vote in favor.
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57 Meeting adjourned at 2:15 PM.

DRAFT