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Brookline Preservation Commission
MINUTES OF THE November 9, 2021 MEETING
Held Virtually using Zoom Online Software

Commissioners Present:

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

Commissioners Absent:

Peter Kleiner
Alex Villanueva

Staff: Tina McCarthy, Jacob Collins

Elton Elperin asked Elizabeth Armstrong votes for Peter Kleiner.

Minutes

No minutes.

Public Comment

Susan Roberts, 69 Green Street, TMM P2 – special permit for design review, luxury condominium for 63/65 Green Street. Will not be a house.

Asks commission to write a letter to Planning Board for design review.

Elton Elperin – reasonable request.

David King – wants a subcommittee.

Elizabeth Armstrong – went to site today, such a shame to have contemporary building there. Density is good, but we should preserve the street scape.

David Jack – these houses are so fragile; we need to argue for them to the Planning Board.

John Spiers – would like a standing subcommittee for such cases.

David Jack – at least we need to speak about this building. May be then form a standing subcommittee. Made a motion to form a subcommittee to review 63/65 Green Street and draft a letter to Planning Board, to be reviewed by committee. Elton Elperin seconded the motion.

Elizabeth Armstrong, Richard Panciera, Elton Elperin, David King, David Jack, Jim Batchelor, Wendy Ecker all vote in favor.

47 On subcommittee – John Spiers, David Jack, Elton Elperin.

48

49

50 **PUBLIC HEARINGS – DEMOLITION**

51

52 **85 Naples Road** – Application for the demolition of the house (Naples St Development LLC,
53 **applicants**). **Precinct 8**

54

55 Jennifer Dopazo Gilbert – no contest to findings in staff report.

56

57 Public Comment

58

59 Rebecca Arnoldi – grew up next to this house, knew Sneiders, rare green space. Green space is
60 part of history.

61

62 Steve Herscovici, 79 Naples Road – important to neighborhood, characteristic features. Large
63 yard is part of character.

64

65 Alisa Plazonja – live on Naples in Graffan McKay – these homes are part of our neighborhood
66 too. Why would they want to destroy this home?

67

68 Mark Kroll – live on this block, 59 Naples. 10 years ago things started to change. Rapid
69 teardowns, outsiders disregarding our neighborhoods. Please preserve Brookline. Greed is
70 driving this Naples St LLC – there is no Naples Street! This is Naples Road.

71

72 Alan Fried, 47 Naples Road – agree with previous. Significant spot on street because of curve.

73

74 Mitch Heineman, Beals Street, neighbor – agree with previous. Will be replaced by a more
75 expensive home.

76

77 Richard/Harriet Arnoldi – grew up on Naples Road. Character is irreplaceable. The trees that
78 made the house are important, not just those growing on the property. This is part of our history.

79

80 Carolyn Goodwin, 47 Manchester Road, historic district.

81

82 Elena Rippel – live at 89 Naples Road, such an ensemble of homes.

83

84 John Paul Riguelme – Marianne – 107 Fuller Street, showing support.

85

86 Commission Discussion

87

88 Wendy Ecker – should be preserved.

89

90 David Jack – agree, we have a legacy of century old homes.

91

92 Elton Elperin – motion uphold. Jim Batchelor seconded.

93
94 David King, David Jack, Elizabeth Armstrong, Wendy Ecker, Jim Batchelor, Richard Panciera
95 – All in favor.

96
97
98 **55 Green Street – Application for the demolition of the house & garage (55 Green Street LLC,**
99 **applicants). Precinct 2**

100
101 Jennifer Dopazo Gilbert – (lawyer) no comment

102
103 Public Comment

104
105 Linda Pehlke, TMM 2 – next door property was redeveloped successfully while maintaining
106 façade. New development will not fit, should respect design of neighborhood.

107
108 Susan Roberts – supporting significance. Same reasons as 63/65 Green Street. 59 Green Street
109 is such a great example of streetscape preservation.

110
111 Richard Winickoff, 82 Green Street – support previous statements. Our condo was built 2016.
112 Stucco design to blend in. Oppose demo.

113
114 Khandan Kretschmer, Dwight Street resident – love these homes, rare 1910’s/20’s stucco homes.
115 Very beautiful, should maintain.

116
117 Commission Comments:

118
119 David Jack – comments are clear and these homes are adaptable.

120
121 Richard Panciera – motion find significant. David Jack seconded.

122
123 David King, David Jack, Elizabeth Armstrong, Wendy Ecker, Jim Batchelor, Richard Panciera
124 – All in favor.

125
126
127 **12 Griggs Terrace – Application for the demolition of the house (Ken Hertz & Sushma**
128 **Boppana, applicants). Precinct 10**

129
130 Jacob Collins presents.

131
132 Ken Hertz – mic not working.

133
134 Public Comment

135
136 Elaine Ober – live at 23/24 Griggs Terrace. Why would anyone tear down the house?

137

138 Naomi Sweitzer – live at 14 Griggs Terrace. Want to hear what Ken will say? What is demo
139 stay?
140 Elton Elperin – 18 months.
141
142 Naomi Sweitzer – don't want cube. Share drive with property. Our garage is close to their
143 property line.
144
145 Andrew (husband) – previously I lived at 12 Griggs Terrace. Griggs neighborhood is a gem.
146
147 Sushma Hertz – (applicant) understand concerns. Want to find a way to stay on Griggs, house
148 needs a lot of work. Do not have plans to demolish, hoping to restore.
149
150 Ken Hertz (applicant) – thanks commission for history of home. Grateful for beautiful home –
151 won't build a cube.
152
153 Alexandra Spingorn – on Griggs for 50 years. Raised from here, 20 years TMM. Very
154 concerned about this. Demo is not casual, this house matches its neighbors. Please consider
155 carefully demolition. Demo will devalue park.
156
157 Christopher Maddocks -- is demo transferable? Elton Elperin – answers that it is not.
158
159 CM – live at 64 Griggs. Very concerned about demo request. Live across from Griggs cube.
160 Significantly changed streetscape. Don't understand the intentions here.
161
162 Elton Elperin – explains demo processes in more detail.
163
164 Elaine Ober – if no demo stay, how long is the demo permit good for?
165
166 Tina McCarthy – 2 years.
167
168 Elton Elperin – love Griggs, fragile area. But so many additions have been made, don't think I
169 can find it significant.
170
171 David King – space is so unusual. All of the buildings that made the street edge are significant.
172
173 Jim Batchelor – agree with David, scale and character is significant.
174
175 John Spiers – agree with David King and Jim Batchelor. Challenging with the renovations.
176 Form, scale, relation to neighborhoods significant.
177
178 David King – motion uphold. David Jack seconded.
179
180 Richard Panciera – yes, Elton Elperin – no, David Jack – yes, David King – yes, Jim Batchelor
181 – yes. Wendy Ecker – yes Motion Passes.
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PUBLIC HEARINGS- LOCAL HISTORIC DISTRICTS

130 Essex Street – Application to erect an 8” stone wall around a portion of the perimeter of the property. (David Cutler, applicant). **Precinct 1**

Jacob Collins presents.

David Cutler – ground slopes down to sidewalk. Want to regrade so it is more level.

No Public Comment.

Elton Elperin – have you considered 4’ sections, more solid.

David Cutler – would look into it.

David King – fine. Improvement.

Richard Panciera – common solution, like larger granite pieces but not opposed.

John Spiers – how will you keep them from falling into sidewalk?

David Cutler – landscapers will do it. Assume they will do it right.

John Spiers – important consideration. Otherwise fine.

Richard Panciera – blocks should be mortared in.

Elton Elperin – motion approve as proposed, or with larger granite pieces. David King seconded.

David King, David Jack, Elizabeth Armstrong, Wendy Ecker, Jim Batchelor, Richard Panciera – All in favor.

5 Elba Street – Retroactive application for the construction of a wooden fence at the front of the property. (Joseph Oren, applicant). **Precinct 8**

Jacob Collins presents.

Joseph Oren, applicant – sorry for building without permit. Built because of unpleasant neighbors – Boston University students. Do not feel secure.

Wendy Ecker – not a very pretty fence. See the need, but this is the wrong fence.

John Spiers – concerned about contractor not knowing about permits, surprised that this happened. The fence does not follow the guidelines.

230
231 Elizabeth Armstrong –This is intrusive and unattractive. Unfortunate that it did not come before
232 it was built. Contradicts every one of our guidelines.
233
234 David Jack – several of the examples provided by the applicant were pre-existing non-
235 conformities.
236
237 David King – the fence is unacceptable. Hides the house; is asymmetric to house. Unacceptable.
238 Motion deny retroactive COA. Elton Elperin seconded.
239
240 Elizabeth Armstrong – yes, Richard Panciera – yes, Elton Elperin – yes, David King – yes, David
241 Jack – yes, Jim Batchelor –yes, Wendy Ecker – yes.
242
243
244 The meeting was adjourned.