

Valerie Birmingham

From: Deane Coady <deanecoady@gmail.com>
Sent: Tuesday, June 08, 2021 5:25 PM
To: Valerie Birmingham
Subject: 40 Kent St

Please consider as lengthy a stay of demolition as possible. This is beyond belief that we are not protecting historic homes such as this from execution (demolition! Same thing)!

Deane Coady
272 Walnut st

Valerie Birmingham

From: Jonathan Karon <jakaron@karonlaw.net>
Sent: Tuesday, June 08, 2021 5:04 PM
To: Valerie Birmingham
Subject: 40 Kent Street

I am writing in support of the Preservation Commission issuing a stay of demolition for 40 Kent Street. It is my understanding that 40 Kent Street is both architecturally and historically significant and should be protected from demolition. As we grapple with difficult issues of development and multiple important town goals, it is important that we not needlessly allow part of our history to be destroyed. Thank you for your consideration.

Jon Karon
Town Meeting Member Pct. 12
(and, many years ago, Chair of the Advisory Committee's Planning and Regulation Subcommittee).
124 Winthrop Road # 2
Brookline, MA 02445

Valerie Birmingham

From: peggy campion <peggycampion@gmail.com>
Sent: Tuesday, June 08, 2021 4:38 PM
To: Valerie Birmingham
Subject: 40 Kent Street

I write to support a stay on demolition and any action to prevent development on that site.

Thank you.

Peggy Champion
163 Walnut St
HSH Historic Neighborhood

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Sent from Gmail Mobile

Valerie Birmingham

From: Marty Farlow <marty.farlow@gmail.com>
Sent: Tuesday, June 08, 2021 4:15 PM
To: Valerie Birmingham
Cc: Virginia Smith
Subject: 40 Kent St.

Please issue a stay of demolition for this historically significant building which also displays some important 19th century architectural detail. The "B 2" parcel, (as yet unfinished) with some other developer activities along Station and Kent Sts. (e.g. an already demolished building next to the relatively new condos which practically sit on the west Kent sidewalk) indicate increasing developer interest in this section of the Village. What a mistake it would be to destroy this marker of real historical and architectural significance.

Thank you for your consideration,
Martha Farlow
8 Bowker St.
Brookline

Sent from my iPad

Valerie Birmingham

From: AP <awparker58@gmail.com>
Sent: Tuesday, June 08, 2021 4:12 PM
To: Valerie Birmingham; John Bassett
Subject: 40 Kent Street

We are writing to ask that 40 Kent Street be temporarily protected from demolition with a stay of demolition. We are in favor of thoughtful development that takes into account the history of the town.

Best regards, Amy and Donald Parker, 22 Searle Ave

Valerie Birmingham

From: Frances Shedd-Fisher <fsheddfisher@aol.com>
Sent: Tuesday, June 08, 2021 3:53 PM
To: Valerie Birmingham
Subject: Re: 40 Kent

Thank you, Valerie. Just one more voice supporting the Commissioner's doing the right thing.

Frances

[Sent from the all new AOL app for iOS](#)

On Tuesday, June 8, 2021, 3:49 PM, Valerie Birmingham <vbirmingham@brooklinema.gov> wrote:

Hi Frances,

Thanks so much for reaching out. I have forwarded your email to the Preservation Commission.

Best,

Valerie

From: Frances Shedd-Fisher [<mailto:fsheddfisher@aol.com>]
Sent: Tuesday, June 08, 2021 1:57 PM
To: Valerie Birmingham
Subject: 40 Kent

One by one single-minded activists are assisting developers in destroying what makes Brookline a lovely, gracious and appealing historic community. Apparently the activists' values do not include respect for their neighbors' values.

It isn't just the buildings that are lost that is so concerning but the huge characterless replacements - so soulless!

I realize it may be futile but please urge the Commissioners to use the tools available to them to at least delay the destruction. Hope springs eternal.

Please link me to tonight's meeting.

Thank you.

Frances Shedd-Fisher

149 Walnut Street

[Sent from the all new AOL app for iOS](#)

Valerie Birmingham

From: sandra orlowski <sandrala6000@yahoo.com>
Sent: Wednesday, June 09, 2021 3:30 PM
To: Valerie Birmingham
Subject: 40 Kent Street

Hello Valerie,

I am writing today to speak to the proposed demolition of the amazing property at 40 Kent Street. My partner and I have lived across the street from 40 Kent for almost 30 years. The thought of not having this building no longer around just breaks my heart. Not only is the architecture and history of the property and its past owners fascinating - the yard is also a treasure to have in our neighborhood of the lower Kent Street area. There are adult trees, shrubs, rose bushes, green grass - which I have seen rabbits and wild turkeys grazing in. The shade alone that the trees provide is a blessing, or to see them heavy with snow, ice, or just in the breeze, each season holds their own special gifts. If the day should come that they tear this building and its grounds down. I will weep with sadness of the great loss in this neighborhood.

When the Elks were there, it was a tradition for us to walk over at holiday time to pick out a Christmas tree from their garage/shop and walk home with it across the yard. They would hold cook-outs in the summer and also participate in Porch Fest each year. They were a good neighbor and it was sad when we saw the for sale sign out front. I was hoping that someone would purchase it and see the beauty that I see - give it the love it now needs and make it their home. As you know, there has been much construction happening on Kent Street - and the new buildings that have been built are devoid of architectural details or thought of the surroundings. The new "Affordable Luxury" apartments that stand out in such a neighborhood as ours. I fear what is currently being built adjacent to us as I write. The non stop parade of cement mixing trucks idling on the street and pouring its contents into a hole that once was a large beautiful brown home. I can only imagine what will be erected in what was once such a beautiful space.

Boston and its surrounding areas is steeped in history and seeing it turning into cookie cutter condos catering to those who have the income to purchase them is sickening. We need to hold onto what makes us special and stand out - and that is why I write to you and the committee to please do not allow this treasure to be taken away from Brookline Village.

Thank you for your time.

Best,
Sandra Orłowski

Valerie Birmingham

From: Mary Roark <workroark@gmail.com>
Sent: Tuesday, June 08, 2021 8:24 PM
To: Valerie Birmingham
Subject: Stay on demolition for 40 Kent

Dear Val,

Please save the trees - and homes that have historical relevance.

There are many ugly buildings that should be destroyed - but this is not one of them.

Thank You,
Mary Roark and Joseph LiPuma (2 voters)

But MORE IMMEDIATELY, I am writing to ask you to **write to Val Birmingham** at vbirmingham@brooklinema.gov to ask the Preservation Commission for a stay of demolition for **40 Kent**.

Valerie Birmingham

From: Carolyn Goodwin <carolyn.goodwin1@gmail.com>
Sent: Wednesday, June 09, 2021 12:07 AM
To: Valerie Birmingham
Subject: 40 Kent Street - please stay the demolition

Dear Ms. Birmingham:

I am a resident of Brookline and I write to urge you to stay the demolition of 40 Kent Street. 40 Kent has great historic significance and is an important part of Brookline. As a town we do not need to succumb to the developer's demands.

Thank you.

Carolyn Goodwin

Valerie Birmingham

From: Margaret Holmes <margaretnashholmes@gmail.com>
Sent: Tuesday, June 08, 2021 6:12 PM
To: Valerie Birmingham
Subject: 40 Kent Street

Dear Valerie Birmingham,

I join others in calling for the highest level of preservation of 40 Kent Street in Brookline Village.

Margaret Holmes
Davis Ave

Valerie Birmingham

From: Miriam Modricamin <miriammodricamin@gmail.com>
Sent: Tuesday, June 08, 2021 5:53 PM
To: Valerie Birmingham
Subject: 40 Kentbst

Why are we wanting to destroy the character of Brookline? We have too many new condos already. Something else must matter besides money. Leave the house as is. Miriam Modricamin

Valerie Birmingham

From: Wendy Machmuller <wendy.machmuller@gmail.com>
Sent: Tuesday, June 08, 2021 5:28 PM
To: Valerie Birmingham
Subject: 40 Kent Street

Dear Valerie,

Thank you for providing the 10 page document with historical context and photographs for 40 Kent Street. I have always admired this building for its scalloped portico and gorgeous cupola, not to mention its quiet and unassuming presence on the corner of Webster and Kent. I slowly walk by with my dog Peaches several times a week. While she sniffs around the split-rail fence, I often muse at what it might have been like sitting on the porch in a rocking chair watching passersby on foot and horse. The history you provided brings life and light to that imagery.

It would be tragic to lose this neighborhood gem. Not only to the abutters, not only to all of us who live in the area, not only to the thousands of people who have spent time there at political functions and family gatherings and every other imaginable event of some kind, but also to the Brookline Village merchants, shoppers, diners, patrons of Puppet Showplace, commuters crossing over from the T, strangers and visitors from all around.

I urge the Preservation Commission to grant the maximum amount of time for a stay of demolition. Those of us who cherish this structure will advocate for a better outcome of 40 Kent Street than the undoubtedly ill-fated demise that the 40 Kent Street, LLC developers surely have in mind. Let us work together to propose a use or uses that will *best serve the community*, the same collection of individuals aforementioned above.

Respectfully,

Wendy Machmuller

110 Walnut Street, Brookline, MA 02445

Town Meeting Member, Precinct 5

High Street Hill Association, President

Friends of Fairsted, Board Member

Boylston Street Corridor Study Committee, Member

Valerie Birmingham

From: Diana Spiegel <dianaspiegel@gmail.com>
Sent: Tuesday, June 08, 2021 12:46 PM
To: Valerie Birmingham
Cc: Virginia Smith
Subject: 40 Kent St Ginery Twitchell house
Attachments: bkl_588_40_Kent.pdf; bkl_1730_17KentSt.pdf; bkl_1752_38-40WebsterPl.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To the Preservation Commission:

I strongly urge the Preservation Commission to place an 18 month demolition delay on 40 Kent St, and to nominate it as eligible for listing on the National Register of Historic Places, due to its association with historic figure Ginery Twitchell (whose other house at 17 Kent St is on the NR) and its beautiful 19th C Italianate architecture, a characteristic which it shares with its adjacent 40 Webster Pl and 17 Kent St Ginery Twitchell house (both of which are on NR).

See attached files from the Mass Historic Commission's MACRIS database (the Massachusetts Cultural Resource Information System) at <https://mhc-macris.net/> which document the historic and architectural significance of these properties.

Diana Spiegel
Town Meeting Member Precinct 2
Former co-chair of Campaign to Preserve St Aidans

Valerie Birmingham

From: Frances Shedd-Fisher <fsheddfisher@aol.com>
Sent: Tuesday, June 08, 2021 1:57 PM
To: Valerie Birmingham
Subject: 40 Kent

Follow Up Flag: Follow up
Flag Status: Completed

One by one single-minded activists are assisting developers in destroying what makes Brookline a lovely, gracious and appealing historic community. Apparently the activists' values do not include respect for their neighbors' values.

It isn't just the buildings that are lost that is so concerning but the huge characterless replacements - so soulless!

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Please link me to tonight's meeting.

Thank you.
Frances Shedd-Fisher
149 Walnut Street

[Sent from the all new AOL app for iOS](#)

Valerie Birmingham

From: Mark <marklevy@theworld.com>
Sent: Tuesday, June 08, 2021 2:17 PM
To: Valerie Birmingham
Subject: Please preserve 40 Kent St

Follow Up Flag: Follow up
Flag Status: Completed

Ladies and Gentlemen:

40 Kent St is valuable as an important exemplar from the pre-Civil War era in which New England's newly wealthy industrial class hesitated to abandon understated Puritan clapboard simplicity, but were simultaneously attracted to the perceived Old World sophistication of romanticized, Italianate fantasy.

The conversation between 40 Kent and nearby buildings like 40 Webster Place tells an important story of the evolution of wealth and social class as reflected in architectural taste and fashions. In that sense, 40 Kent is an expression of Boston's coming of age as a center for capital ventures, succeeding farming, whaling or trade as the source of wealth and prestige.

The house's relationship to Twichell's and Boston's central role in financing American railroad expansion gives the house direct historical as well as architectural significance.

40 Kent represents an important milestone in Brookline's social, financial and architectural coming of age and is worthy of being preserved.

Thank you.

Mark Levy
Town Meeting Precinct 7
61 Park St, 10J
02446

Valerie Birmingham

From: Derick Yung
Sent: Friday, June 04, 2021 11:26 AM
To: Valerie Birmingham; Tina McCarthy
Subject: FW: REVISED 6/8/2021 Preservation Commission Virtual Notice of Public Hearing & Agenda

Follow Up Flag: Follow up
Flag Status: Flagged

FYI.

From: Robert Volk [<mailto:rv3360@gmail.com>]
Sent: Friday, June 04, 2021 11:25 AM
To: Derick Yung
Subject: Re: REVISED 6/8/2021 Preservation Commission Virtual Notice of Public Hearing & Agenda

Mr. Young:

I am writing to express my opposition to the demolition of 40 Kent Street. This historic home adds greatly to the fabric of Brookline Village - I can catch a glimpse of it from my back window. The continued destruction of historic properties in our town, and their replacement with undistinguished, boxy structures, has to end.

Thank you
Robert Volk
45 Linden Street
TMM Precinct 4.

On Fri, Jun 4, 2021 at 8:36 AM Derick Yung <dyung@brooklinema.gov> wrote:

Dear TMM,

Enclosed please see REVISED 6/8/2021 Preservation Commission Virtual Notice of Public Hearing & Agenda.

If you have any questions, please contact:

Valerie Birmingham at VBirmingham@brooklinema.gov

or

Tina McCarthy at TMccarthy@brooklinema.gov

Thanks,

Derick Yung

Department Of Planning & Community Development

PRESERVATION COMMISSION
NOTICE OF PUBLIC HEARING & AGENDA

REVISED

Tuesday, June 8, 2021 at 6:30 PM

The Commission will be meeting fully remotely using ZOOM software to run its meeting online. No in person meeting will take place at Town Hall.

Please click this URL to Register & Find the information to join as an Attendee via your Confirmation

Email: https://brooklinema.zoomgov.com/webinar/register/WN_ogNoyfhpRhqnkZA-1mjZrg

Listen by phone: US: +1 669 254 5252 or +1 646 828 7666

Webinar ID: 161 677 6303

Passcode: 47634173

ITEMS MAY BE REVIEWED UP TO 30 MINUTES PRIOR TO TIME LISTED

NO ITEM WILL BEGIN PRIOR TO 6:30PM.

6:30 PM **Approval of Minutes**

6:35 PM **Public Comment for Items Not on the Agenda**

PUBLIC HEARINGS – DEMOLITION

6:40 PM **102 Dean Road** – Application for the demolition of the detached garage (Bradford Miller, applicant). **Precinct 14**

**please note the Commission will only be discussing the existing structure and will not be reviewing plans at this meeting*

6:50 PM **255 Russett Road** – Application for the partial demolition of the house (Tracy & Will McNeal, applicant). **Precinct 16**

**please note the Commission will only be discussing the existing structure and will not be reviewing plans at this meeting*

7:00 PM **24 Auburn Street** – Application for the demolition of the house (24 Auburn Development LLC, applicant). **Precinct 7**

**please note the Commission will only be discussing the existing structure and will not be reviewing plans at this meeting*

7:20 PM **40 Kent Street** – Application for the demolition of the detached garage and social club building (40 Kent Street LLC, applicant). **Precinct 4**

**please note the Commission will only be discussing the existing structures and will not be reviewing plans at this meeting*

PUBLIC HEARING –LOCAL HISTORIC DISTRICTS

8:00 PM **53 Powell Street (Cottage Farm LHD)** – Application for a Certificate of Appropriateness to demolish the existing garage and construct a new two car detached garage in the southeast corner of the property (Lake Powell Nominee Trust, applicant). **Precinct 1**

8:25 PM **16 Prescott Street (Cottage Farm LHD)** –Application for a Certificate of Appropriateness to relocate an existing light fixture on the front gate from the rear side of the column to the front, and add new address lettering on the front gate (Matthew Cunningham Landscape Design, applicant). **Precinct 1**

Re-Posted June 3, 2021

For agendas, case reports and other information see:

Town of Brookline website calendar

<http://www.brooklinema.gov/calendar.aspx>

The Town of Brookline does not discriminate in its programs or activities on the basis of disability or handicap or any other characteristic protected under applicable federal, state or local law. Individuals who are in need of auxiliary aids for effective communication in Town programs or activities may make their needs known by contacting the Town's ADA Compliance Officer. Assistive Listening Devices are available at the Public Safety Building for public use at Town of Brookline meetings and events. Those who need effective communication services should dial 711 and ask the operator to dial the Town's ADA Compliance Officer. If you have any questions regarding this Notice or the Assistive Listening Device, please contact Caitlin Haynes at 617-730-2345 or at chaynes@brooklinema.gov.