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

**Commissioners Present:**

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

**Commissioners Absent:**

Jim Batchelor

**Staff:** Valerie Birmingham, Tina McCarthy

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**Approval of Minutes**

No minutes.

**Election of Commission Officers**

Elton Elperin – nominates Richard Panciera as Vice-Chair, David Jack second.

Richard Panciera – yes, Elton Elperin – yes, David Jack – yes, Wendy Ecker – yes, David King – yes, John Spiers – yes, Peter Kleiner – yes, Elizabeth Armstrong – yes.

David King – nominates Elton to Chair, David Jack second.

Richard Panciera – yes, Elton Elperin – yes, David Jack – yes, Wendy Ecker – yes, David King – yes, John Spiers – yes, Peter Kleiner – yes, Elizabeth Armstrong – yes.

Elton Elperin – nominates. David Jack second. All in favor.

**Public Comment**

Jennifer Depazo Gilbert – thanks Commission for talking to architect for 25 Cottage.

**PUBLIC HEARINGS – DEMOLITION**

46 **129 University Road** – Application for the partial demolition of the house (Stephen & Camilla  
47 Sutter, applicants). **Precinct 12**  
48  
49 Tina McCarthy presents.  
50  
51 Steve Suter – talks about some plans.  
52  
53 Elton Elperin – reminds that plans cannot be discussed  
54  
55 No Public Comment  
56  
57 David Jack – side photos show how it fits into the neighborhood. Strong neighborhood identity  
58 – important structure.  
59  
60 Elton Elperin – house has integrity  
61  
62 David King – agree with previous, m uphold  
63  
64 David Jack second.  
65  
66 All vote in favor.  
67  
68  
69 **16 Harrison Street** – Request to lift the stay of demolition on the detached garage (Kelsey and  
70 Andrew Miller, applicants). **Precinct 3**  
71  
72 Valerie Birmingham presents.  
73  
74 Jennifer Depazo Gilbert – Represents applicants. Explains cedar shingle siding, mahogany trim  
75 and doors.  
76  
77 Monika Pauli – followed basic form of existing garage. Larger to accommodate vehicles.  
78 Respecting original by replicating.  
79  
80 David Jack – confirm no LHD, applicant can wait out delay.  
81  
82 Valerie Birmingham – No LHD, No NR  
83  
84 Elton Elperin – like general design. Wonder if foundation could be lower and corner boards  
85 meet it. Break line between connector and garage may not show up, so small. Reduce slope of  
86 connector a bit.  
87  
88 David Jack – like rear elevations, makes connector more transparent minimizes massing. On  
89 front it is solid, could it be done on front?  
90

91 Monika Pauli – we could keep the fence to hide connector. Would love windows but need  
92 storage.

93

94 David King – no objections. Corner boards could go down.

95

96 Monika Pauli – graphic mistake.

97

98 John Spiers – thoughtful plan.

99

100 Elton Elperin – appoint Elizabeth Armstrong to vote for Jim.

101

102 Elizabeth Armstrong – motion approve. Peter Kleiner second. All vote in favor.

103

104

### 105 **PUBLIC HEARINGS – LOCAL HISTORIC DISTRICTS**

106

107 **58 Euston Street (Cottage Farm LHD)** –Application for a Certificate of Appropriateness to install  
108 a window well with two double hung egress windows on the façade (Michele Toscani, applicant).

#### 109 **Precinct 1**

110

111 Tina McCarthy presents.

112

113 Andy Goldberg explains project. Want to have egress.

114

115 No Public Comment

116

117 David King – asks about placement of windows.

118

119 Andy Goldberg – wants safety grate with windows below.

120

121 David King – Parge wall?

122

123 Andy Goldberg – yes

124

125 Elton Elperin – you will parge stone walls we are looking at? Foundation is stone.

126

127 Andy Goldberg – will infill stone above widow.

128

129 Elton Elperin – accept deepening windows. Must keep windows as similar as possible. Don't  
130 pad in, don't lower. Use existing opening.

131

132 David Jack – Transom above?

133

134 Richard Panciera – like transom. Grate should line up between. Eliminate padding. Make  
135 windows to width of opening. Lower wall Transom should match existing windows.

136

137 David King – agree. 2” veneer stone? Usually 4” or parged?  
138  
139 Elton Elperin – use slabs of granite, avoid veneer  
140 Small subcommittee? Review details.  
141  
142 Andy Goldberg – open to suggestions. Can we have 3/1? Or how safety grate comes in.  
143  
144 Richard Panciera – can be one double hung.  
145  
146 David King – Like the transom with grate meeting between.  
147  
148 Andy Goldberg – yes, transom would be wood single pane.  
149  
150 David King – subcommittee.  
151  
152 Elton Elperin – empowered subcommittee  
153  
154 Peter Kleiner – yes, clear direction. Motion empowered subcommittee. Elton Elperin second.  
155 All vote in favor. Richard Panciera, Peter Kleiner on subcommittee.  
156  
157  
158 **112 High Street (Pill Hill LHD)** – Application for a Certificate of Appropriateness to install boiler  
159 vent pipes on the left side elevation facing Cumberland Avenue (Kevin Cradock Builders, applicant).  
160 **Precinct 5**  
161  
162 Valerie Birmingham presents.  
163  
164 Kevin Cradock – could not put in other locations.  
165  
166 Elton Elperin – how far from the condensers do they have to be?  
167 Coming through existing window?  
168  
169 Kevin Cradock – yes, through wood trim. There won’t be a lot of trim left.  
170  
171 Elton Elperin – 12” high?  
172  
173 Kevin Cradock – fresh air vent, yes it would be lower than shown  
174  
175 David King – very unfortunate location  
176  
177 David Jack – will the pipes align with stone bond.  
178  
179 Kevin Cradock – yes.  
180  
181 Zachary Southwic – we could put it on patio but would not be good for occupants.  
182

183 John Spiers – not great, but this site is difficult. They have reduced the number of pipes. Vegetation  
184 could mitigate.

185  
186 Richard Panciera – visited site and talked to homeowner. If painted dark. They have tried  
187 elsewhere. Motion accept painted dark color. David Jack second.

188  
189 David King will vote yes but want site plan next time.

190 All vote in favor.

191

192

193 **26 Weybridge Road (Wild-Sargent LHD)** –Application for a Retroactive Certificate of  
194 Appropriateness for an outdoor masonry fireplace (David Soza & John Dalrymple, applicants).  
195 **Precinct 6**

196

197 Tina McCarthy presents.

198

199 David Souza – apologies about violation.

200

201 Richard Panciera – visited, spoke to neighbor – fully supports the fireplace.

202

203 Elton Elperin – we would not have approved this. Can't go against neighbors

204

205 Wendy Ecker – odd in Pergola.

206

207 Elton Elperin, Richard Panciera – agree

208

209 David King – there was a lot of care that went into the plan for restoration but the building  
210 inspector said no approval was required.

211

212 Richard Panciera – fireplaces does compromise pergola. But it is here. Grant COA & move on.

213

214 Peter Kleiner – no grill right? Because we have reviewed grills and they are not allowed. Motion  
215 to approve retro COA. Richard Panciera seconds the motion.

216

217 All vote in favor.

218

219

220 **15 Cumberland Avenue (Pill Hill LHD)** – Application for a Certificate of Appropriateness to  
221 replace and install fencing and screening, construct a stone retaining wall and steps beside and behind  
222 the driveway and add stone veneer to the exterior of the foundation of the garage; Retroactive  
223 Certificate of Appropriateness for installed lighting, video door bell, shutters and hardware, and ac  
224 condensers (Masse Builders, applicant). **Precinct 5**

225

226 Valerie Birmingham presents.

227

228 Tony & Linda Johnson – want remaining landscape approvals, did not realize they needed  
229 approval.  
230  
231 Bekour Masse – builder for project, took over for other contractor.  
232  
233 → Condensers  
234  
235 Elton Elperin – fine.  
236  
237 → Shutters  
238  
239 David Jack – are they operable?  
240  
241 Richard Panciera – yes, substantial hardware. They call attention to themselves. Could they be  
242 painted.  
243  
244 David Jack – where is original hardware?  
245  
246 Bekour Masse – rotten. It was painted to match trim  
247  
248 Elton Elperin – shutters shed water out in open position.  
249  
250 Richard Panciera – Leave lag black and paint strap.  
251  
252 → Lanterns  
253  
254 Elton Elperin – large, nice design.  
255  
256 → Doorbell  
257  
258 Tony Johnson – we have been broken into and had packages stolen  
259  
260 David King – ok with lights and doorbell. Peter Kleiner agrees.  
261  
262 Richard Panciera – ok with lights  
263  
264 Elton Elperin – motion accept condensers, shutters, lanterns and doorbell paint the shutters.  
265 David Jack second.  
266 All vote in favor.  
267  
268 → Fences  
269  
270 6’ lattice fence at patio? Ok by guidelines.  
271  
272 Elton Elperin – condenser fence, is it that long?  
273

274 Bekour Masse – no  
275 6’ fence against neighbors fence, don’t like  
276  
277 Richard Panciera – they have a right to cover that ugly fence.  
278  
279 John Spiers – reasonable exception, will make it look better from public way  
280  
281 Wendy Ecker – seems reasonable  
282  
283 David King – this is an exception. Move accept fences as submitted. Elton Elperin second.  
284 All vote in favor.  
285  
286 → Stone  
287  
288 Discussion of garage and stone.  
289  
290 Bekour Masse – could pad out water table. Difficulty with veneer.  
291  
292 Bekour Masse – parge concrete. Door is set back to make a carport in front.  
293  
294 Richard Panciera – that is ok. Elton Elperin agrees.  
295  
296 Elton Elperin – build it out with wood? Parging is good.  
297  
298 David King – agree, stone is not great.  
299  
300 Owner agree. Bekour Masse supports.  
301  
302 Elton Elperin motion to accept stone retaining wall but change stone veneer wall to concrete,  
303 walls to be curved in. David King second.  
304 All vote in favor.  
305  
306 David King – fine with any grey.  
307  
308 Tony Johnson – prefer grey too  
309  
310 Bekour Masse – like vineyard granite  
311  
312 Richard Panciera – happy with any in mosaic pattern. Vineyard granite is also nice.  
313  
314 **Other Buisness:**  
315 74 Perry st- proposed letter from Preservation Commission to Planning Board, expressing  
316 support for the preservation of the existing carriage house & conversion to a new use.  
317  
318 Peter Kleiner – would support. Richard Panciera – yes. Wendy Ecker – important to preserve  
319 carriage house

320 Elton Elperin motion endorse as written. David Jack second.  
321 All vote in favor  
322  
323  
324 The meeting adjourned.

DRAFT