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Brookline Preservation Commission
MINUTES OF THE March 15th, 2021 Subcommittee meeting
Held Virtually using Zoom Online Software

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Commissioners Present:

Elton Elperin, Chair
Ric Panciera, Vice Chair
David King

Staff: Valerie Birmingham

Applicants: Jennifer Depazo Gilbert (Lawyer), Sheldon Baker (architect)

Mr. Elperin called the meeting to order at 2:36 PM.

Ms. Birmingham mentions that there are members of the public present and reminds commissioners to make time for public comment.

Ms. Gilbert introduces the case and acknowledges public. Mr. Baker presents revisions to the plans. Reduced size of original patio and created a separation of 2' between garage and building. 12'x20' garage. Reduced height of fence along the alley way to 6' to comply with zoning. Would like the abutting property line fence to start at 7' behind the garage and decreasing to 6'8 at Euston Street. New fence with a lattice top along Euston Street. Garage has a sloped roof to allow the maximum light to each property, reduced in size.

Mr. Elperin asks for Public Comment:

Ken Goldstein, lawyer for abutters at 32 Euston Street. Patio on other side of garage, concerned with 2 issues: did not want to see the roofline of garage and wanted a fence at the property line. Objects to separation of garage, which places the garage on the property line. Don't understand why the alley side of the garage is as high as it is. A flat roof would be preferable. Would like the fence with lattice top on the property line.

John Schemer explains that he saw a plan with stepped up screening dated 3/12/2021. Evan Liberman responds that Sheldon drew up those plans but since Mr. Schemer did not respond he went back to original. Mr. Goldstein states that the stepped parapet design with stepped fence was preferable but not desirable. Mr. Baker shares the stepped design and asks the Commission to clarify the issue of detaching the garage.

No further public comment.

Prefer the detached garage and feel it does not affect the neighbor's side view much. Stepped plan may be preferable. Asks architect to speak to height. Mr. Baker notes garage door

46 requirements, 10' plus 4" rise for shedding water. Sloped roof limits height toward alley way
47 where it is more visible. May be able to come down 6".
48

49 Mr. King states that the garage is discrete and the sloped roof is preferable, as is the detachment
50 from the house. Asks about the requirements for the side yard fence. Ms. Birmingham states
51 that the existing is over 6' but not 7', so it is being increased. They can replace it in kind, but
52 they are asking to increase the nonconformity. Mr. King states that the fence should be replaced
53 in kind. Ms. Birmingham asks about the change to a lattice top. Mr. King is ok with the change,
54 given the location at the rear.
55

56 Mr. Panciera recalls other instances of lattice topped fences of a similar height. Asks for the
57 garage to be lowered if possible but fine as is. Confirms that it should be separated from the
58 house as proposed.
59

60 Mr. Goldstein does not object to height or lattice on fence, asks that the fence be consistent and
61 without slanted or curved sections. He asks how the applicant will maintain the garage wall that
62 directly abuts the property line.
63

64 Mr. Elperin asks about the proposed base material for the porch. Mr. Baker states that the
65 material will be salvaged from the original porch.
66

67 Mr. King motions to accept proposal with the stepped parapet fence; architect to lower garage if
68 possible; property line fence may be 7' and patio design is approved as submitted. Mr. Elperin
69 seconds the motion and all vote in favor.
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71 Meeting adjourns at 3:15 PM.
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76 Meeting adjourned at 3:25
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