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**Brookline Preservation Commission**  
**MINUTES OF THE June 7<sup>th</sup> Site Visit**  
**60 High Street**

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**Commissioners Present:**

David King  
John Spiers  
Ric Panciera

**Staff:** Valerie Birmingham  
**Applicant:** Andrew Plumb

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Brookline Preservation Commission  
Minutes of June 7, 2021 site meeting 8:45-10:00 am

Plans shared with commissioners.

Window well on North side (driveway) noted to have a sloping glass cover. Window will stay same width/location. Commissioners agreed this location is minimally visible behind steel fence and not visible from the street. No recommendations made.

Proposed glass link between garage and house as extension of the kitchen. Mr. Panciera explained the issues of snow and ice buildup caused by proposed sloping a glass roof toward the house. Mr. Panciera suggests a skylight configuration that pitches away from the center of the link, like the existing roof cricket. Mr. King questioned how wood gutter on garage was going to be resolved at new glass connection. Commissioners requested details be shown on how to resolve.

Commissioners discussed garage door proposal with curved head. There were no recommendations or concerns expressed. Details to be worked out by architect.

East (garage) side vents for kitchen, bath, and laundry vents. Applicant proposed back (South) wall of garage, roof of garage, or East wall of house adjacent to garage below windows.

Current application drawings show the three vents clustered and low on the garage wall.

Abutter to immediate East, whose driveway abuts the 60 High property, was concerned about the proximity of the vents to his property and the impact of seeing and smelling exhaust frequently. The back wall of the garage would also be visible to street so least desirable location. Applicant to check viability of placing vents on wall of house below windows or on roof of garage. Commissioners favored them not being visible at all.

Glass enclosures over window wells on East side of house. These windows are being relocated and one between the garage and house is being removed for new glass link addition. Applicant explained the desire to not have these be open to the elements. This location is highly visible from the street. Commissioners recommended keeping them at or below the existing watertable on the house and sloping down to grade. Frames should not be prominent. Mr. Panciera mentioned safety requirement due to potential of someone stepping on this glass structure.

As initially proposed at the hearing on May 18, 2021, a deep window well on the south side (Allerton) of the house, projecting greater than 12 feet into the side yard, consisting of a wall of

47 glazing at basement level and potential of an enclosure on three sides of this well at grade  
48 level. The proposal was for a 36 inch high stone or stone-clad wall on the three sides to mimic  
49 the stone foundation. The wall height was mocked up on site using dimensional framing  
50 lumber. This feature is highly visible from Allerton Street and would be a prominent feature on  
51 this house. Commissioners discussed whether this had ever been proposed elsewhere. The  
52 commissioners asserted this would have a major visual impact on both the house and the  
53 neighborhood and may not be accepted by the full commission. Ideas for an open steel railing  
54 on three sides were discussed and deemed to be more favorable. The applicant discussed  
55 planting around two sides of the fence but desired to keep the south-facing side open to allow  
56 the maximum amount of daylight into the well and the adjacent basement space.

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58 Meeting was adjourned at 10:00 am.

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