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Brookline Preservation Commission
MINUTES OF THE September 14, 2021 MEETING
Held Virtually using Zoom Online Software

Commissioners Present:

Richard Panciera, Vice Chair
Wendy Ecker
John Spiers, Alternate
Elizabeth Armstrong, Alternate
Jim Batchelor
David King
Alex Villanueva, Alternate

Commissioners Absent:

Elton Elperin, Chair
David Jack
Peter Kleiner

Richard Panciera – Ms. Armstrong to vote for Elton Elperin; Mr. Spiers to vote for Mr. Jack;
Mr. Villanueva to vote for Peter Kleiner.

Staff: Tina McCarthy, Jacob Collins

No minutes

No Public Comment

PUBLIC HEARINGS – DEMOLITION

102 Fuller Road – Application for the partial demolition of the house (Daniel Bernstein & An Yuan Guo, applicants). **Precinct 9**

The applicants conceded that the house is significant. They will work toward a lift of stay.

No Public Comment

Ms. Ecker – deserves a stay

Mr. King – agree. Motion to uphold stay. Ms. Ecker seconded, all voted in favor.

29 Lowell Road – Application for the partial demolition of the house (Yuan Kong, applicant).
Precinct 6

The applicants stated that they are aware of the history and are proud to live in the house.

Architect Leah Greenwald conceded that the house is significant.

No Public Comment

47
48 Mr. King – motion to uphold the staff’s determination of significance. Mr. Spiers seconded and all
49 voted in favor.

50
51 **PUBLIC HEARINGS- LOCAL HISTORIC DISTRICTS**

52
53 **135 Crafts Road** – Application for the replacement of 2 garage doors with a single door (Atle
54 Scalleberg, applicant). **Precinct 13**

55
56 No applicant present.

57
58 No public comment

59
60 Mr. Villanueva – garage is not architecturally significant, comfortable with change.

61
62 Mr. Panciera – agree. If it were painted.

63
64 Mr. King – unusual to have a single big door. The garage is from 1940, is historical. Two
65 doors are 8’ wide, standard. Think it should be 2.

66
67 Mr. Spiers – agree with Mr. King. Single door is out of character with neighborhood.

68
69 Mr. Panciera – looks better with 2 doors.

70
71 Ms. Ecker – agree.

72
73 Ms. Armstrong – can continue if we don’t want to decide without the applicant present.

74
75 Mr. Villanueva – can we table it?

76
77 Mr. Spiers – the applicant should speak to this.

78
79 Ms. Armstrong – I would vote against the application, but I’m okay with continuing it.

80
81 Mr. Panciera – We want two doors, in revisions.

82
83 Mr. King – unusual detail around garage. Can they come back if we deny?

84
85 Ms. McCarthy – yes.

86
87 Mr. Spiers – if we deny, it tells them what direction to go.

88
89 Mr. Villanueva – motion to deny the application. Mr. Spiers seconded the motion. All voted in
90 favor.

91
92
93 **50 Edgehill Road** – Application to install a driveway gate (Jorge Arroyo, applicant). **Precinct 5**

94
95 Applicant – Jorge Arroyo – renovated in 2007. Always trying to satisfy Mr. Peabody. Continued
96 unauthorized entry to our drive. Robbery at rear, installing the gate was the advice of police.
97 Michael Samra architect.
98
99 Michael Samra – architect. Want to light, well-shaped gate. Need for security. Using current
100 granite piers.
101
102 Ricard Panciera – questions – will you put gate at rear posts?
103
104 Michael Samra – yes. Single gate. Simpler, motorized. Inswing. Hinge on left from road.
105
106 Jorge Arroyo – actually hinging on right.
107
108 Jorge Arroyo – may want to put 50 on post in place of sign.
109
110 No Public Comment
111
112 Ms. Ecker – what color is gate?
113
114 Michael Samra – black.
115
116 Mr. Villanueva – wrought iron, hollow aluminum?
117
118 Michael Samra – black steel solid stock.
119
120 Mr. Spiers – guidelines are 42”.
121
122 Michael Samra – we looked at zoning limits not historic guidelines.
123
124 Jorge Arroyo – Other Pill Hill gates are also tall. Flat gates look industrial. Mr. Peabody won’t
125 like that design.
126
127 Mr. Panciera – locally there is post and rail fence. Low stone walls. No other drives or gates like
128 this. No iron work. This does not obscure the property, but is higher than I would expect to see.
129 Could it be lower? May be too much.
130
131 Jorge Arroyo – yes.
132
133 Michael Samra – gate to right is tall and colorful.
134
135 Mr. King – arbor is a good example of what not to do. Shame to put gate but understand need.
136 Could be lower but design is nice. Prefer two gates if possible.
137
138 Ms. Armstrong – can you move it back further?
139
140 Mr. Panciera – already 14/15’ back from road.
141

142 Mr. Batchelor – fence on perimeter as well?
143
144 Jorge Arroyo – no, just gate, to stop cars and pedestrians.
145
146 Mr. Batchelor – reasonable, encourage shorter, same curve.
147
148 Michael Samra – no reason it could not be 6’ lower, entire top.
149
150 Mr. Spiers – highest point at 5’? Would be ok.
151
152 Michael Samra – starting point of gate could be 42”, 5’6” at top don’t want side to be too short.
153
154 Mr. Batchelor – check structural requirements for piers.
155
156 Mr. Panciera – larger post, tube steel behind post probably.
157
158 Mr. Batchelor – motion to approve gate as presented but approximately 6” shorter. Staff to review
159 and approve revision. Mr. Spiers seconded the motion and all voted in favor.
160
161
162 **91 Walnut Street** – Application to replace one single-pane wood window with a vinyl window
163 (Go Permits, applicant). **Precinct 5**
164
165 Applicant – Karen Ambrose – lived here for years. Storms are only windows in place on front.
166 Because we are getting the windows restored. This window is in an ally and cannot be restored.
167
168 Scotylee Tetreault – she is restoring the rest, window is not entirely visible from street. Would
169 keep orientation and operation.
170
171 No Public Comment
172
173 Ms. Ecker – how visible is it?
174
175 Mr. Panciera – visible but oblique. You would notice.
176
177 Ms. Ecker – then it would be a mistake.
178
179 Mr. Villanueva – should be replaced with wood?
180
181 Ms. McCarthy – yes, guidelines say so.
182
183 Mr. King – don’t see how we can make an exception. Needs to be wood.
184
185 Karen Ambrose – what does “visible mean?” From a distance I cannot tell.
186
187 Ms. McCarthy – offers to provide list of window manufacturers.
188
189 Scotylee Tetreault – we have a fibrex window, composite product.

190
191 Mr. Batchelor – usually require wood and single pane.
192
193 Ms. Armstrong – we understand difficulty and cost, but we are consistent on this.
194
195 Mr. Spiers – motion to deny vinyl window, request single-glazed wood window. Staff to provide a
196 list of vendors. Mr. Villanueva seconded, all voted in favor.
197
198 Mr. Villanueva leaves meeting.
199
200
201 **95 Crowninshield Road** – Application to install a generator with screening in the rear yard (Paul
202 Foley Electric Co. Inc, applicant). **Precinct 8**
203
204 No applicant
205
206 No Public Comment
207
208 Mr. Panciera – we could approve if we knew what it looked like
209
210 Mr. King – approve with review by staff. Should fence be in L?
211
212 Mr. Panciera – hoping that it would be 3 sided.
213
214 Ms. Armstrong – noise is consideration.
215
216 Mr. Batchelor – fence should be solid, not picket and on side (right).
217
218 Mr. Panciera – motion deny proposed 6’ wood fence. Ask for solid fence that encloses right and
219 front at minimum 3rd side optional but preferred.
220
221 Mr. Batchelor – second. Wood fence, solid.
222
223 All voted in favor.
224
225 **Other Business:**
226
227 Tina McCarthy asks commissioners if they want to submit official comment to any upcoming
228 Warrant Articles.
229
230 Mr. Spiers – 21, Affordable Housing & Zoning Exemptions
231
232 27 – Fiscal Impact Inclusion
233 Ask what this means
234
235 Hybrid meetings
236
237 11 – in person quorums

238 PC wants to support?
239 Discussion to be continued at next hearing
240
241 Meeting adjourned.
242
243