

Town of Brookline Preservation Commission
MINUTES OF THE July 14th, 2026 MEETING
Held Remotely on Zoom

Commissioners Present:

Elizabeth Armstrong, Chair
Peter Kleiner
David Jack
Elton Elperin
Brooke Richard
Arisa Boit
Jean Woy, Alternate
Vassiliy Demenkov, Alternate

Commissioners Absent:

David King, Vice Chair

Staff: Rebecca Moroski

Ms. Armstrong called the meeting to order at 6:32 PM.

Ms. Armstrong appointed Ms. Woy as a voting member in place of Mr. King.

Approval of 6.9.26 Minutes:

Ms. Armstrong noted that line 184 ‘stopped at 1 hour’ should be removed. Also, on line 292, ‘the applicant agreed to a continuance’ should be added. Mr. Elperin noted on line 142 ‘track’ should be ‘tract’

Ms. Armstrong moved to accept the minutes as amended. Mr. Jack seconded.

Vote: Elizabeth Armstrong – yes; David Jack – yes; Elton Elperin – yes; Brooke Richard – yes; Arisa Boit – yes; Jean Woy – yes; Vassiliy Demenkov - abstain.

Approval of 6.10.26 Subcommittee Minutes:

Mr. Elperin noted on line 39 it should read 1 ½ inches ‘or’ 1 ¼ inches.

Mr. Elperin moved to accept the minutes as amended. Ms. Woy seconded.

Vote: Elton Elperin – yes; Jean Woy – yes.

Public Comment for Items Not on the Agenda

No comments.

PUBLIC HEARING LHD CASES

17 High Street (Pill Hill LHD) – Application for a Certificate of Appropriateness to renovate the existing storefront (17 High Street LLC, Applicant) Precinct 4.

Ms. Moroski presented the case report.

Applicant comment: Jim Chen, architect, summarized the three different material options for the storefront cladding.

Public comment: none.

Commission comment: Mr. Elperin noted the challenge it would be to find a close match to the existing brick and also noted he would really only be in favor of a full wythe veneer rather than the thin brick tile veneer. Mr. Chen noted that if a full brick were to be used it would protrude out further than the pilasters due to the existing wall framing.

Ms. Richard noted that the existing fabric of the building has a couple different types of brick already and finding a match may not have to be exact.

Ms. Woy noted she was in favor of the brick rendering. Ms. Boit agreed that the brick looked nice, but also agreed with Mr. Elperin that it would be better if it was a full dimensional brick. Ms. Boit also noted the granite option would be sufficient and did not like the dark wood option.

Mr. Kleiner noted that generally the project is a vast improvement over the current conditions. He also noted that with the proximity of the storefront to the sidewalk, and in consideration of New England weather, some materials are better suited than others. Granite would be the most durable of the traditional bases and stainless steel would also be a durable more non-traditional material. Cast stone and other less porous stones would also work, with brick being last due to its porosity. Wood would require significant ongoing maintenance, but it would be the cheapest up-front option. He also noted that the storefront has been significantly altered over time so any material chosen should be thoughtfully considered for longevity.

Mr. Elperin agreed that granite would be a suitable option but he would want to see it jointed and not as a monolithic piece along the bottom. He also noted that if it could be matched to the granite pilasters it would be a viable option.

Mr. Kleiner moved to accept the proposed granite base for the storefront with final details to be reviewed by staff.

Vote: Elizabeth Armstrong – yes; David Jack – yes; Elton Elperin – yes; Brooke Richard – yes; Arisa Boit – yes; Jean Woy – yes; Peter Kleiner – yes;

PUBLIC HEARING DEMOLITION CASES

18-20 Cypress Street – Request to lift the stay of demolition (RLaw, Applicant) Precinct 6.

Ms. Moroski presented the case report.

Applicant Comment: Jennifer Dopazo Gilbert, applicant representative, noted that this project has been approved by both the Planning and Zoning Board and they had noted it was an excellent design. Jason Jewhurst, architect, provided a summary of the design intent and where he looked for inspiration to respect the style of the house while also incorporating the additional space needed by the family.

Public Comment: none.

Commission Comment: Mr. Elperin noted he liked that the architect kept the original pitch for the two-foot overhang and the rafter tails, and broke the pitch with the gable end.

Mr. Jack noted that the house is neither part of a local historic district nor a national register district and the architect has shown a great deal of respect to the existing structure while incorporating the changes. Mr. Kleiner agreed that it is a very well-done modification to a historic structure. Ms. Armstrong and Ms. Richard also agree.

Mr. Jack moved to accept the project as submitted. Mr. Kleiner seconded.

Vote: Elizabeth Armstrong – yes; David Jack – yes; Elton Elperin – yes; Brooke Richard – yes; Arisa Boit – yes; Jean Woy – yes; Peter Kleiner – yes;

213 Gardner Road – Request to lift the stay of demolition (Minyoung Kim, Applicant) Precinct 12.

Ms. Moroski presented the case report.

Applicant Comment: Alisa and Vikram Aggarwal, homeowners, noted that they are hoping to age in place in this home and update it to largely run off of solar energy. Jackie Pfeifer, architect, noted that for their design they tried to maintain the character of the ‘two fronts’ of the home while making a majority of the alterations at the rear.

Public Comment: Ann and Howard Katz, neighbors at 216 Gardner Road, noted they are pleased that the renovations will maintain much of the homes character and it is a great way to create extended use of the building.

Commission Comment: Mr. Jack echoed the positive support from the neighbors and also thanked the architect for showing that older buildings can be rehabilitated to accommodate modern needs.

Mr. Elperin noted that he did not love that the eyebrow dormers would be removed, but was in support of adding solar. He also noted he was not a fan of adding the Palladian window on the second floor above the garage nor on the elevator shaft at the rear.

Mr. Kleiner agreed with Mr. Elperin regarding the Palladian windows and eyebrow dormers, but also added that they are more stylistic preferences. He also added that a majority of the character of the property is being restored and retained and the changes being proposed are not doing harm to the structure, nor is this building in a historic district.

Ms. Armstrong, Ms. Richard, and Mr. Demenkov agreed.

Ms. Armstrong moved to accept the project as submitted. Mr. Jack seconded.

Vote: Elizabeth Armstrong – yes; David Jack – yes; Elton Elperin – yes; Brooke Richard – yes; Arisa Boit – yes; Jean Woy – yes; Peter Kleiner – yes;

319 Mason Terrace – Request to lift the stay of demolition (Jia Lingyun, Applicant) Precinct 9.

Ms. Moroski presented the case report.

Applicant Comment: Bonnie Tan, architect, noted that there are ongoing water issues with the roof so it needs to be fixed regardless, and the additional height will allow for better utilization of the space.

Public Comment: Carolyn Castel, neighbor at 322 Mason Terrace, agreed with the proposed plans and supports the project.

Commission Comment: Mr. Kleiner noted that the proposed change may be one of the least impactful lift requests the Commission has reviewed and had no objection. All other Commissioners agreed.

Mr. Kleiner moved to approve the project as submitted. Mr. Jack seconded.

Vote: Elizabeth Armstrong – yes; David Jack – yes; Elton Elperin – yes; Brooke Richard – yes; Arisa Boit – yes; Jean Woy – yes; Peter Kleiner – yes;

OTHER BUSINESS

Discussion and potential vote to submit comments for the proposed development on Boylston Street.

Jennifer Dopazo Gilbert, representative for the project, noted that the existing office buildings have all received findings of non-significance and she is available to answer questions about the project. Ms. Gilbert also provided a brief summary of the proposed project.

The Commissioners discussed the project briefly but had no official comments to submit at this time.

Preservation Plan

184 Ms. Moroski provided an update on her work towards creating a Preservation Plan.

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186 **Brookline Village NR Design Guidelines document**

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188 Ms. Moroski asked the Commissioners to review the document and send any edits to her. Ms.
189 Woy submitted text edits previously.

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191 Ms. Armstrong suggested having a separate Commission meeting to further review the
192 document.

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194 **Commission Leadership**

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196 Ms. Armstrong noted that next month the Commission would have to vote on officers and she
197 encouraged newer members to consider the position of Vice-Chair to eventually move into the
198 Chair position.

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200 Ms. Armstrong adjourned the meeting at 8:35pm.