

# Belmont Historic District Commission

## MEETING MINUTES

Tuesday, June 13, 2023  
Meeting Held Remotely via Zoom

**Staff Present:** Gabriel Distler

### Commission Members Present:

- ☒ Carl Solander, Co-Chair
- ☒ Carol Moyles, Co-Chair
- ☒ Jacqueline Appel
- ☒ Stefan Ahlblad
- ☒ Drew Nealon
- ☒ Michael Chesson
- ☒ Matt Schonewald

### Community Members Present:

Dorothy Gilman, Kathleen Trainor, Mr. & Mrs. Kaufman

### 1. 7:03 PM Meeting Called to Order

Carl Solander and Carol Moyles, Co-Chairs, presiding; Drew Nealon Minutes

### 2. New Public Hearings

- a. Case 23-09: 527 Concord Avenue – Door Replacement
  - Dorothy Gilman applied for the replacement of a french door. Paint to match existing color. C. Solander made a motion to approve, seconded by M. Schonewald. Unanimous approval by all present.
- b. Case 23-10: 524 Pleasant Street – Elevator Shaft Roof Repair
  - Certificate of Non- Applicability request, as it is not visible from the street. C. Solander made a motion to approve, seconded by C. Moyles. Unanimous approval by all members present.
- c. Case 23-11: 641 Pleasant Street - Porch Repair and Painting
  - Historic color choices were discussed. M. Schoenewald made a motion to approve, seconded by J. Appel. Unanimous approval by all members present.

### 3. Approval of Minutes

- a. Approval of Draft 5/9/23 and 5/30/23. Edits were made and S. Ahlblad agreed to make corrections. C. Moyles made a motion to approve both amended minutes, seconded by C. Solander. Unanimous approval by all members present.

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DATE: July 12, 2023  
TIME: 10:43 AM

#### **4. New Business**

- a. Discussion of McLean/Northland Permit Drawing Review
- b. C. Solander discussed the memo regarding the design of Building 200 East ground level being brick. It was agreed that the entire base should be brick. M. Chesson made a motion to approve the memo, seconded by M. Schonewald. Unanimous approval by all members present.

#### **5. Continuing Discussion**

- a. Historic District Leadership Elections  
J. Appel nominated C. Solander and C. Moyles as Co-Chairs of the HDC. Seconded by M. Chesson. Unanimous approval by all members present.
- b. HDC Membership Discussion  
S. Ahlblad announced he will not be renewing his HDC appointment expiring on June 30, 2023. Delete and move to e.: Historic buildings along Common Street were discussed. S. Ahlblad suggested two Landmark designations.
- c. HDC Webpage Update  
D. Nealon to help advise on the current HDC Website.
- d. Belmont Historic District Buildings Envelope Study RFQ (CPC Projects)  
J. Appel updated on the 4 RFQ bidder selections on the 3 Town Buildings in Belmont Center. (Homer, School Administration and Town Hall). C. Solander motioned that J. Appel and C. Solander be co-advisees on the RFQ bidder selection, seconded by M. Chesson. Unanimous approval by all members present.
- e. Landmark Designation  
S. Ahlblad suggested that HDC should look into the possibility of applying for landmark status for the United Methodist Church building on Common Street to make future demolition or major alterations less likely in the light of upcoming change of ownership and potential conversion to a residential complex. Other potential candidates for landmark status include the Benton Library.
- f. Design Guidelines Discussion:  
Working Group of C. Solander, C. Moyles and M. Reilly. Editorial procedures discussed.
- g. Work Plan:
  - i. HDC Potential Funding Streams - Pause on Grants discussed
  - ii. 2023 Work Plan review: C. Moyles discussed everyone's roll moving forward.
  - iii. MBTA Community Zoning Update: D. Nealon and G. Distler discussed the upcoming Hybrid Public Forum on MBTA Communities Section 3A at the Beech Street Senior Center.
  - iv. Housing Production Plan: C. Solander and G. Distler stated that it has been submitted to the State and is pending.

#### **6. General Housekeeping**

- a. Community Development Administrative Updates: M. Chesson discussed the upcoming CPA application deadlines.
- c. Summer Scheduling: Discussion of 7/11/23 HDC meeting attendance.
- c. C. Solander and G. Distler discussed slate roof samples for Town Hall. C. Solander will look at these samples for approval.
- d. S. Ahlblad was thanked for his service by all.

## **7. Minutes**

Monthly Minutes and Proof-readers assigned.

C. Solander motioned to close the Meeting, seconded by C. Moyles.

**Meeting Adjourned at 8:37 PM**

Respectfully submitted by Drew Nealon