

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, July 11, 2023
Meeting Held Remotely via Zoom

Staff Present: Gabriel Distler

Commission Members Present:

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| <input type="checkbox"/> Carl Solander, Co-Chair | <input checked="" type="checkbox"/> Matt Schonewald |
| <input checked="" type="checkbox"/> Carol Moyles, Co-Chair | |
| <input checked="" type="checkbox"/> Jacqueline Appel | |
| <input type="checkbox"/> Stefan Ahlblad | |
| <input checked="" type="checkbox"/> Drew Nealon | |
| <input type="checkbox"/> Michael Chesson | |

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: August 9, 2023

TIME: 8:50 AM

Community Members Present:

Fabien and Marie-Alix Dubois (Case 23-12), Michael Fallon (Case 23-13), Mr. and Mrs. Kaufman (Case 23-14)

1. 7:04 PM Meeting Called to Order

Carol Moyles, Co-Chair, presiding; Jacqueline Appel Minutes

2. New Public Hearings

- a. Case 23-12: 529 Pleasant Street – Repainting. Certificate of Non-Applicability.
This case is for repainting the exterior of Fabien and Marie-Alix Dubois’ house at 529 Pleasant. The colors used will be identical to those currently on the house. The prior owners saved records of the paint colors previously used and the Dubois submitted a color photo of the house and examples of the paint colors (Exterior walls: Kendall charcoal / Benjamin Moore / HC166, Exterior trim & ceiling: Lancaster WhiteWash / Benjamin Moore / HC174, Shutters: Black Onyx / Benjamin Moore / 2133-10, Exterior porch floor: custom match/Benjamin Moore)

M. Schonewald made a motion to approve the Certificate of Non-Applicability for this case and J. Appel seconded the motion. The motion passed unanimously.

- b. Case 23-13: 486 Concord Ave – Door Replacement. Certificate of Appropriateness.
This application is to replace and paint the front door and 8 front posts and to paint the window trim. The paint is chipping on the door, posts, and trim. The current door is single pane and a significant source of heat loss in the winter. Many of the posts are rotted.

M. Fallon presented a specification sheet for a replacement door, made of wood (fir), with insulated glass instead of single pane and measurements that match the existing door. All hardware will be restored original when possible. For original hardware that can’t be restored,

hardware will be replaced with the closest matching available from Period Hardware in Concord. The posts will be replaced in primed eastern white pine with all molding replaced to match the existing molding.

The name and/or the paint company for the existing paint color couldn't be determined. M. Fallon presented a picture of a close match, Winter Harbor by California Paints Historic Colors of America, and proposed that as the paint color.

While the formal approval sought in this application is to replace/paint the front door and posts as well as the exterior trim, a discussion ensued regarding the removal of the chimney and installation of heat pumps. These were also mentioned on the application. M. Schonewald commented that the chimney was visible from the street in the Google maps view of the house. It was also noted that a site visit had not been done for the chimney/heat pumps.

M. Fallon will be out of town beginning 2 days after the July 11 HDC meeting until September and wanted to have the door installed in November. To meet that schedule, he feels that the door must be ordered shortly due to the long lead times. The possibility of scheduling a site visit before he leaves was discussed and M. Schonewald offered that he could be available for the site visit.

C. Moyles commented that the applicant could move forward and then later have a site visit for the chimney and heat pumps. G. Distler also indicated that it was not necessary to delay the entire project. M. Fallon could submit an application specifically for the chimney and heat pumps for discussion at the next HDC meeting, scheduled for August 8 provided there is a quorum. The next meeting following the August meeting will be on September 12. Since M. Fallon will be out of the country for the August 8 meeting, G. Distler suggested that he plan to call into the August 8 Zoom meeting to discuss his application for the chimney and heat pumps. If he is unable to attend, the Application could be continued to the following HDC meeting.

HDC advised the applicant that he could proceed at his own risk with the door replacement. The HDC decided to continue the hearing to a later date pending a site visit to assess the situation with the chimney and the heat pump.

- c. Case 23-14: 641 Pleasant Street – Repainting. Certificate of Appropriateness.
The paint colors for repainting the Kaufmans' house were previously approved at the 6/14/23 HDC meeting. However, the Kaufmans are seeking approval for a change in the exterior color from what was approved because they found that California Paints no longer sells Historic Colors of America. The new proposed paint color for the exterior is Monument Grey from the California Paints' Historic Palette. M. Schonewald made a motion to approve the replacement color. J. Appel seconded the motion. The motion passed unanimously.

3. Approval of Minutes

- a. Approval of Draft 6/23/23 minutes. Several edits were made. C. Moyles made a motion to approve the minutes as amended. M. Schonewald seconded the motion. The motion passed unanimously.

4. Continuing Discussion

a. HDC Membership Discussion

G. Distler has reason to believe that the Select Board will approve, for vote, the HDC applicant recommended by the HDC. It is believed that this will be on the Select Board agenda by the end of the summer. The applicant is an architect.

G. Distler asked everyone to put feelers out for additional HDC members. It was also decided to wait for the results of Select Board vote on the current applicant backed by the HDC before deciding whether to advertise again with the Boston Society of Architects. C. Moyles suggested an outreach to preservationists. Drew indicated that he would talk with L. Harrington to see if she was interested in rejoining the HDC.

b. Belmont Historic Buildings Envelope Study RFQ (CPC Projects)

J. Appel reported that the PO was issued for Phase 1 of the Belmont Historic Buildings Envelope Study by the June 30 deadline. The winning bidder was Spencer Preservation Group. The project will be managed by D. Blazon. Since the PO has been issued, this topic will no longer be an Agenda topic for each meeting but will be discussed on an exception basis, as needed.

c. Landmark designation discussion

D. Nealon stated that there were no updates to report.

d. 2023 Work Plan Review

C. Moyles reported that things are not moving quickly on the guidelines project but anticipates that activity will pick up again in the fall. Additionally, the work plan will be redistributed at the next meeting.

e. MBTA Community Zoning Update

D. Nealon reported that the MBTA Community Forum went well and G. Distler agreed. There will be other public forums and regular meetings.

d. Other topics

i. Website

As a result of S. Ahlblad's HDC departure, D. Nealon is taking over the website activities and reported that he is doing a deep dive on the website. G. Distler reported that there will be a transitional meeting soon with J. Goudie, M. Carolan, D. Nealon, and himself.

ii. McLean archival set of photographs

G. Distler reported that he had received a package from McLean of archival photographs that had been stipulated by a 2003 agreement between McLean and the Massachusetts Historical Commission. HDC members who are interested in reviewing the photos should schedule an appointment with G. Distler.

iii. August 8 HDC Meeting Attendance and Assignments

C. Moyles asked that HDC members notify G. Distler if they will be unable to attend the August 8 HDC meeting. This is important in order to determine if there will be a quorum for the August meeting.

Minutes assignments for the August 8 meeting:

Assigned Party: Meg Reilly. Proof-reader: Jacqueline Appel

C. Moyles motioned to close the Meeting at 8:00 pm. No roll call was necessary. The Meeting adjourned at 8:00 PM

Respectfully submitted by Jacqueline Appel