

MINUTES for BELMONT HISTORIC DISTRICT COMMISSION

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Tuesday
September 24, 2015 at 7:00pm

Town Hall, Conference Room 1

Commission Members Present: Joseph Cornish, Arleyn Levee, Theresa McCarthy, Lauren Meier, Elizabeth Pew and Michael Smith

Upham House Landscape Plan, Public Hearing: No representatives from Northland Residential were present for this meeting member. Commission Co-Chair Joseph Cornish will follow-up with Northland Residential to confirm it was notified of this hearing. Commission members discussed the condition of a Beech tree in close proximity to the Upham House which is subject to the Tree Preservation agreement related to the redevelopment of Upham House. Commission Co-Chair will contact Tim Walsh, Belmont Tree Worden to follow-up if he evaluated the tree.

467 Pleasant Street, Public Hearing for Exterior Repair Work: Property owner Jeffrey Hausner, contractor Steven Panosian and architect Alex Corbett IV presented their proposal for exterior repairs to the South Kitchen Wing and Main Block of 467 Pleasant Street. Commission members discussed the materials to be used, the scope of repairs to be completed, and completing the project in phases beginning with work on the South Kitchen Wing, its porch, and its cellar bulkhead.

On motion made and dully seconded the Belmont Historic District Commission voted unanimously conditionally approved the following work at 467 Pleasant Street:

South Kitchen Wing – South Elevation:

In-kind replacement of wood sidewall shingles with new wood shingles that match the dimensions, exposure, and texture of the existing wood sidewall shingles provided that the

Commission confirms the replacement shingles prior to work taking place;

In-kind replacement of all deteriorated wood trim elements with new wood trim that matches the dimensions and profiles of the existing wood elements;

Replacement of the three (3) wood window sash with Brosco "Cottage" single-pane window sash that match the lite configuration of the existing windows;

Installation of Harvey "Tru Chanel" dark brown (bronze) exterior storm windows;

South Kitchen Wing – East Elevation:

In-kind replacement of all deteriorated wood trim elements with new wood trim that matches the dimensions and profiles of the existing wood elements;

Replacement of the two (2) wood window sash with Brosco "Cottage" single-pane window sash that match the lite configuration of the existing windows;

Installation of Harvey "Tru Chanel" dark brown (bronze) exterior storm windows;

Installation of a new full-view storm door provided that the Commission confirms the design and material of the door prior to work taking place;

Removal of existing deteriorated porch roof and columns;

Construction of a new porch roof that extends across the entire east elevation of the South Kitchen Wing (attaching to the south elevation of the Main Block) with new wood columns of a dimension specified by the Town of Belmont Building Inspector, and a bead board ceiling;

Repair of the existing cement slab of the porch by sealing the existing surface joint and planing its end surfaces;

Removal of the existing bulkhead cellar door; repair/reconstruction of the bulkhead frame and sides to match the exterior of the house, and installation of a new Bilco metal door provided that the Commission confirms the design and materials of the new bulkhead door prior to work taking place;

Installation of roof shingles at the east roof slopes of the South Kitchen Wing and new porch roof that match the existing roof shingles at the South Kitchen Wing's roof;

Main Block – South Elevation:

In-kind replacement of all deteriorated wood trim elements with new wood trim that matches the dimensions and profiles of the existing wood elements;

Replacement of the one (1) first story wood window sash with Brosco "Cottage" single-pane window sash that match the lite configuration of the existing windows;

Repair of the second story and attic window sash; and

Installation of Harvey "Tru Chanel" dark brown (bronze) exterior storm on all windows.

Conditions:

All above work is approved by the Belmont Historic Commission provided that: (1) the storage container currently located north of the house is removed immediately after the cellar bulkhead door and interior cellar door are replaced and weather-tight; and (2) the Belmont Historic Commission approve all exterior paint or stain colors prior to work taking place.