

Belmont Historic District Commission MEETING MINUTES

Tuesday, September 13, 2022
Meeting Held Remotely via Zoom

Staff Present: Gabriel Distler

Commission Members Present:

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

Community Members Present:

Nancy Doraiswani, Chris and Julia Yates, Andrew Lager, Jillian Bargar, Fabio Mariano

1. C. Solander called the meeting to order at 7:03 PM

C. Solander presiding; S. Ahlblad, minutes

2. New and Continued Public Hearings

- Case 22-13 560 Pleasant St – Wood gutters; Shutters (Nancy Doraiswami)
Ms. Doraiswami noted that the application had previously been submitted in May for replacing wood gutters and painting shutters and wood trims at doors. The choice of new gutters was not approved at the last meeting. Currently proposed are new fiberglass gutters by Fiber Glass Gutter Company of Massachusetts. These gutters models G60 and G90 closely match the traditional wood gutters used in many historic buildings in Belmont.
C. Solander moved to approve the proposed gutters and C. Moyles seconded. The HDC members unanimously approved the choice of gutters.
- Case 22-17 11 Sunnyside Place – Switching window types (Chris and Julia Yates)
Ms. Yates explained the desire to change the earlier proposed double hung windows to vinyl clad casement windows due to significant delays in obtaining the originally proposed double hung windows. Ms. Yates also noted that casement windows are more convenient to use in the kitchen area and are frequently used on other houses. The windows would remain of the same dimensions as the previously proposed ones. C. Solander, S. Ahlblad and C. Moyles all agreed that the change seemed reasonable. C. Moyles moved that vinyl clad casement windows should be approved. The HDC members unanimously approved the proposed window change.
- Case 22-18 505 Pleasant St – Gutters replacement (Andrew Lager)

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DATE: November 16, 2022

TIME: 3:09 PM

Andrew Lager gave a short description of the residence's history noting that it had originally been a carriage house and later converted to a residential unit. Close by is the original main residence. Currently there is the need to replace the existing wood gutters which are in a very poor condition evident in the included photographs. Since his contractor recommended to use aluminum replacement gutters, Mr. Lager was proposing to use aluminum rather than fiberglass gutters. According to the contractor the latter choice would result in unnecessary joint conditions because of the short length of the fiberglass gutters.

C. Solander questioned the appropriateness of aluminum gutters and noted that the HDC in the past had consistently recommended fiberglass gutters and found the ones produced by Fiber Glass Gutter Company of Massachusetts well suited for historical building renovations. C. Solander also noted that these gutters come in long pieces as well and that the aluminum gutter profile doesn't match the profile of the wooden gutters. HDC members agreed that the gutter models G60 and G90 by the company mentioned above would be a better choice. A. Lager had no objections to changing to the proposed fiberglass gutters over his originally selected aluminum gutters.

C. Solander moved that the application for new gutters should be approved subject to the condition of selecting the fiberglass gutters model G60 or G90 instead of the originally proposed aluminum gutters. The HDC members unanimously approved the gutters with the condition as stated in the motion.

- Case 22-19 661 Pleasant St – Women's Club – Preservation Restriction Agreement (PRA)

Ms. Jillian Bargar presented herself as representing The Woman's Club and noted that the Agreement was the result of many years in progress. J.B. noted the importance of fulfilling the requirements in the Agreement by receiving HDC members' signatures on the document.

The PRA requires a copy of notarized signatures by a quorum of HDC committee members. C. Moyles moved to approve HDC members to meet this requirement and the motion was passed.

G. Distler will arrange the time and place for members to sign the document.

3. Approval of Minutes of previous meeting

C. Solander pointed out a few items to be clarified and corrected.

C. Moyles noted a mislabeled date of September 23 for upcoming meeting instead of September 13. C. Solander moved to approve the minutes as amended. Committee Approved.

4. 23 Bay State Road – Owner questions

Mr. Fabio, the new owner of the property, expressed his enthusiasm over the residence dated from the 1920's and also expressed his interest in restoring the house to its original character. As a new local resident and the owner of an older house in Belmont Mr. Fabio reached out to HDC with number of questions for advice on dealing with the

house. Mr. Fabio included an old photo, which may or may not show the original appearance of the house.

C. Solander recommended Mr. Fabio visit the HDC website and go to the Demolition Delay section which includes a list of significant buildings in Belmont. These buildings, due to their age or architecture, are subject to protection from unauthorized demolition for a period of one year. If the house at 23 Bay State Road is not listed, then no special restrictions or requirements apply. In either case the HDC expressed appreciation for Mr. Fabio's attention to the original character and condition of the residence in question. Preserving and keeping up old structures helps maintain the character of Belmont.

5. Work Plan Items

- **CPA Projects – Town Owned Building Inventory**

Historic Asset Building Inventory assessment work will be dependent on availability of funds. There is still speculation on whether money is currently available from the Town or whether CPC administrative funds are available (Federal Funds) The dilemma is how to prepare the application for funds when the cost of the assessment work is unknown and also who will prepare the RFP defining the scope of work in order to obtain cost estimates. A suggestion by C. Solander was to obtain an approximate estimate of costs by talking with some potential consultants in order to complete the CPC funding application. L. Harrington previously advised that funding would need to be secured before releasing detailed RFPs. L. Harrington, who is familiar with real estate issues, may be of help to advise on the financing issue and may also be able to provide a ballpark estimate for the assessment work. Additionally, J. Appel will attend the CPC 9-14 meeting to seek advice on funding and the application process.

- **McLean Barn**

C. Solander brought up McLean Barn project faced with related issues.

C. Solander stated that the October 12 meeting requires a quorum of HDC attendees to assign HDC the oversight function with respect to funding and uses of the Barn. The current Preservation Agreement is very restrictive in the allowed uses of the Barn. Any changes to the currently allowed uses are subject to a Town Meeting approval.

- **Benton Library**

L. Harrington has communicated that preparation of planning documents is moving along. Actual construction is apparently not in the immediate future.

- **MBTA Communities Advisory Committee Zoning.** D. Nealon has attended meetings and indicated that meetings are held monthly.

- **Belmont Housing Production Plan Advisory**

C. Solander stated that the Commonwealth targets for affordable housing for the Town of Belmont is 10%. Currently Belmont has approximately 6.6% affordable housing. The Town will be able to increase affordable housing by providing necessary re-zoning and working with developers to produce new affordable housing.

6. Identify and Recruit HDC members

According to G. Distler, one originally-interested applicant will apply later.

C. Solander reached out to an architect, but that person considered himself currently overcommitted.

C. Moyles is of the opinion that the committee needs individuals with architectural experience.

There is an obvious desire that HDC members also make an effort to find new interested applicants.

The Town of Belmont prefers to receive a list of several candidates at the same time in order to proceed effectively with the approval process.

7. Upcoming work plan item

C. Moyles brought up the need to revisit the HDC guidelines. It has become apparent that the same questions regarding items like gutters, window types, doors, and other common replacement items repeatedly come up in applications. Therefore, addressing these items and formulating consistent responses/solutions could be part of the design guidelines. The format of this addition to the guidelines will be discussed in upcoming meetings.

C. Solander moved to adjourn the meeting and all members were in favor. The meeting adjourned at 9:30PM

Next Monthly Meeting: Tuesday, October 11, 2022. Minutes assigned to M. Chesson.

Respectfully submitted by Stefan Ahlblad