

**Belmont Historic District Commission**

**Meeting minutes**

January 2018 Meeting

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BELMONT, MA

2018 APR -4 AM 10: 03

**Date:** Thursday January 11, 2018

**Time:** 7:00 - 9:15

**Location:** Belmont Town Hall, Conference Room 04

**Commission members present:** Lauren Meier, Co-Chair, Lisa Harrington, Co-Chair, Michael Smith, Michael Chesson, Elizabeth Pew, Lydia Ogilby, Terry McCarthy, Nushin Yazdi,

Spencer Gober, Office of Community Development

**Not Present:** Kathleen Fahey, Karl Leabo, and Jacob Cohen

**Members of the Public:** John Lynch, Kevin Foley, and Leonard Simons

**7:00 pm Meeting called to order**

**1. 722 Pleasant Street :**

Architect J. Lynch presented application and sample of new 8" black pipe Vent for the new gas fireplace to replace the existing chimney. The applicants plan to be back as there are new changes to window schedule.

L. Meier referring to previous window application stressed the importance of complete and well-organized packets for approval in timely manner.

The application was unanimously approved subject to Manufacturer's cut sheet being Provided for review.

**2. Updates on other HDC cases:**

S. Gober reported that 504 Concord Ave. will be back in Feb. to apply for an extension on a Certificate of Appropriateness granted by the HDC in January 2017.

**3. CPA project for War Memorial:**

L. Harrington reported on final application review to push thru Town meeting. She had explained to them that she could not guarantee full support of HDC members. Discussion on how they can redesign the Memorial to be more respectful of Historic context. All 6 projects have been approved for CPA funding.

Veteran war memorial recommended to attend a discussion with HDC. It was recommended that the process for CPA application of Historic sites needs to be re evaluated and brought to HDC to be reviewed prior to submission for better outcome. Discussion perused as what could be improved, ie. Restoring Historic path configuration, repairing of the wall. L. Meier cited Mt. Auburn cemetery as an example of a site that achieves the goals outlined by the War memorial statement of intent.

It was suggested that a collaborative small group could meet on behalf of HDC.

M. Smith recommended M. Chesson, himself a War veteran as well as E. Pew and M. Smith to form a temporary sub. Committee to meet and work with War Veteran Memorial committee prior to next month voting.

**4. Demolition Delay Bylaw:**

K. Foley as Trustee of the Albert J. Locatelli Realty Trust filed Demolition Delay Appeals (DDA-17-03 & 04) to remove 49-63 and 65-89 Leonard Street from the List of Significant Buildings (the List), which is regulated by the Demolition Delay Bylaw (the Bylaw).

The HDC and K. Foley, in conjuncture with his legal counsel L. Simons, discussed a compromise that will remove 73-89 Leonard Street (the former Macy's portion of the building) from the List (pending a vote by the Board of Selectmen) and specify that predetermined portions of 49-63 Leonard Street and 65-71 Leonard Street will remain on the List and subject to the Bylaw.

The HDC will submit a letter to the Office of Community Development (OCD) detailing the portions of the buildings that will be subject to the Bylaw and the portions that will not. The HDC will also draft a memo to the Board of Selectmen explaining the compromise, and will provide a draft of the letter to K. Foley and L. Simons for review prior to submitting the document to the Selectmen.

**5. Update on other appeals:**

S. Gober explained the Owners of 27 Dorset Road appealed in December to remove their property from the list arguing the process and selection was arbitrary. HDC confirms there are only two intact examples of Royal Barry Wills houses in Belmont. The hearing was continued to the Board of Selectmen's Jan. 22<sup>nd</sup> meeting and the HDC response will be reviewed at that time.

43 Village Hill Road and 52 Willow Street also have appealed. HDC stands by its selections and will allow Board of selectmen to decide the fate of individual properties brought forward by appeal.

**6. McLean Barn CPA application:**

L. Harrington gave an update on the condition study to come out end of February. Total CPA budget request of one and half Million of which two hundred thousand is estimated to cost for building stabilization going to be presented on February 8<sup>th</sup> Town meeting. Ellen Cushman is the head of governing body responsible for the Barn.

The HDC's February 13 meeting will be a joint meeting of the HDC and LMC, at which time Lynne Spencer, of Spencer & Vogt Group, will present a scope and cost estimate.

Late February the final report will be presented. Adaptive reuse study will follow to decide that the Barn is to be used for. M. Smith questioned appropriateness of McLean Barn as the name even though that is on national registry as pointed by L. Meier.

**7. Thaddeus Frost House Local Historic District Update :**

S. Gober presented draft text for the Warrant Article for 2018 Annual Town Meeting, and the HDC approved Option A. S. Gober will work with OCD to draft an official map of the Thaddeus Frost House Local Historic District at 291 Bright Street.

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**8. Belmont Police Station:**

M. Smith reported that two Project Managers were selected for interview. He Asked L. Meier to observe the tree on the front and determine if it has any significance as it is recommended to be removed. Next meeting is scheduled on the 27<sup>th</sup>.

**9. Belmont High school:**

Architectural firm Perkins and Will is assigned for design of the new Belmont High School. Chair of building committee B. Lovallo is evaluating options and alternative locations while the demolition of the brick fieldhouse may be inevitable. HDC has to decide what the requirements are.

A request of scope of work presentation from the designated architects to HDC will be welcomed.

**10. Meeting Minutes.**

Minutes from December 12, 2017, meeting were approved as amended.

**11. Meeting adjourned at 9:15**

Respectfully submitted,  
Nushin Yazdi