

**Belmont Historic District Commission
MEETING MINUTES**

Wednesday, July 14, 2020, Via ZOOM

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: January 13, 2021
TIME: 3:35 PM

Commission Members Present:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Lisa Harrington, Co-Chair | <input checked="" type="checkbox"/> Lauren Meier |
| <input checked="" type="checkbox"/> Tracy Marquis, Co-Chair | <input type="checkbox"/> Sue Pew |
| <input checked="" type="checkbox"/> Michael Chesson | <input checked="" type="checkbox"/> Carl Solander, Alternate |
| <input type="checkbox"/> Kathy Fahey | <input checked="" type="checkbox"/> Michael Smith, Alternate |
| <input type="checkbox"/> Terry McCarthy | <input checked="" type="checkbox"/> Nushin Yazdi, Alternate |

Staff Member(s) Present

Jeffrey Wheeler, Office of Community Development

Also Present: Fabion & Marie-Alix Dubois, 529 Pleasant Street

Julia & Chris Yates, 11 Sunnyside Terrace

Richard & Eva Patalas, 596 Pleasant Street

1. 7:06 PM Meeting called to order.

2. Public Hearings

a. 529 Pleasant Street, Case #20-06

- Tracy Marquis opened the public hearing and recognized the owner applicants.
- Ms. Dubois summarized the proposed improvements including various upgrades of wood steps, fence, door, landscape retainer, and deck replacement.
- C. Solander said he had performed a site visit and said the improvements are visible from a public way.
- L. Meier more information is needed regarding material and color selections for decking steps, gate, fence, etc.; an up-to-date site survey is required; and, a stone wall rather than wood at the planting bed is preferred.
- T. Marquis suggested that the proposed porch lighting fixture not match the existing prominent fixture.

S. Pew moved to continue the Public Hearing in order to allow the homeowner to develop the required materials; M. Smith seconded. The motion was approved unanimously.

b. 11 Sunnyside Terrace, Case #20-07

- Tracy Marquis opened the public hearing and recognized the owner applicants.

- Ms. Yates summarized the application to perform exterior repairs to match existing and to change the paint color of the body of the house to Vermont Slate, a dark historic grey color.
- L. Meier suggested looking at other colors from the Historic New England Palette including Monument Grey or Fieldstone.
- After a variety of comments from HDC members, the owner agreed to investigate some of the various suggestions made and to meet again with the Commission.
- M. Chesson moved to continue the Public Hearing; L. Meier seconded. The motion was approved unanimously.

3. Public Meetings

a. 711 Pleasant Street

- M. Smith read a text received during the meeting from the owner, Chris Ripman, who was unable to attend the meeting. The text explained that Mr. Ripman would like to reconstruct the existing front porch as it is, changing the railings to conform with code, and repaint to match existing colors after waiting a year for the new pressure treated lumber to age.
- Following discussion, Commission members suggested that Mr. Ripman proceed with formal documentation of the railing to include the supporting columns which are currently at an awkward narrow scale. Mr. Smith will notify Mr. Ripman.

b. 596 Concord Ave.

- Ms. Patalas summarized their interest in two options:
 - a. Upgrading their existing porch by replacing the railing with an IPE product and using simpler finials and opening up the bottom under deck with wood posts, keeping the under stair area enclosed.
 - b. Replacing and slightly raising the deck and stairs to install a waterproofing system, replacing the railings with IPE or other approvable hard materials and opening up the bottom under deck with new wood and/or brick.
- Following discussion, Commission members agreed that use of IPE or composite materials for railings may be acceptable if painted as indistinguishable from wood; and, the waterproofing below the deck may require a new deck slightly higher than existing.
- The owners will submit a formal Certificate of Appropriateness application.

4. Site Visit Needed

a. 480 Concord Ave.

- M. Chesson and Nushin Yazdi volunteered to perform a site visit to discuss the owner's interest in work on their porches and storage unit.

5. New Business

a. Rock Meadow Parking Lot Design and Funding

- M. Chesson referenced a current Belmont Citizen Forum article. Ms. Marquis will follow up with the Conservation Commission to determine status.

b. CPC Historic Resources edits and additions

- M. Chesson and L. Meier agreed to update CPC information, currently approximately two years old.

c. Real Estate Notifications

- It was noted by M. Chesson that two of the proponents in tonight's meeting said they were not told by their respective real estate brokers that their properties were in the Historic District, subject to HDC Guidelines. This will be discussed with the HDC real estate appointee, Terry McCarthy.

6. HDC Membership

- M. Smith said that Kathy Fahey is sending a letter to the Select Board announcing her inability to continue to serve on the HDC. L. Meier had reached out to landscape architect Carol Moyles who agreed to submit an application to the Select Board for membership. Ms. Marquis followed through and sent a letter to the Select Board with recommendations for membership approvals.

L. Meier made a motion to adjourn the meeting at 9:40 PM; M. Chesson seconded.

Respectfully submitted,
Michael Smith