

2020 JAN 27 PM 2:14

**Belmont Historic District Commission  
MEETING MINUTES**

Tuesday, October 8, 2019, 7:00PM  
Town Hall, Conference Room 2  
455 Concord Ave, Belmont, MA

**Commission Members Present:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Lisa Harrington, Co-Chair (left after item 3a) | <input checked="" type="checkbox"/> Sue Pew                 |
| <input checked="" type="checkbox"/> Lauren Meier, Co-Chair                         | <input checked="" type="checkbox"/> Carl Solander           |
| <input checked="" type="checkbox"/> Michael Chesson                                | <input type="checkbox"/> Michael Smith, Alternate           |
| <input type="checkbox"/> Kathy Fahey   | <input checked="" type="checkbox"/> Nushin Yazdi, Alternate |
| <input type="checkbox"/> Tracy Marquis   | <input type="checkbox"/> Richard Cheek, Emeritus            |
| <input checked="" type="checkbox"/> Terry McCarthy                                 | <input checked="" type="checkbox"/> Lydia Ogilby, Emeritus  |

**Staff Member(s) Present**

- ☒ Spencer Gober, Staff Planner, Office of Community Development

**Community Members Present:** Chris Yates of 11 Sunnyside Pl, Steve Knight of 504 Concord Ave, Steve Hart- Hart Assoc Architects, Elizabeth Kenrick- Gregory Lombardi Design, Thomas Wilhelm- A Blade of Grass, Christopher DeResende- RB Farina

**1. 7:04 PM Meeting called to order.**

**2. Public Hearings**

- a. Case #19-08; 504 Concord Ave, scope: construction multiple additions and to revise a previously approved landscape plan
  - S. Knight introduced the general parameters of the project.
  - Presentation of multiple additions & landscaping at property by S. Hart and E. Kenrick
  - S. Hart presented samples of slate & wood replacement windows to be used in the renovation & addition.
  - L. Meier confirmed dates of previous approvals for this project within the last year and reminded the applicants that approvals expire after one year.
  - Discussion of Tesla "solar slates" as a possible roofing finish which would be a future approval added to the project. (Tiles are not yet on the market.)
  - L. Meier made a motion to continue hearing until applicants can compile product data and cut sheets, S. Pew seconded. Motion passed unanimously.
- b. Case # 19-09, 641 Pleasant St. Scope: install new landscaping, patios, walkways, and lighting, and to rebuild a retaining wall.
  - T. Wilhelm presented designs for landscape improvements to the property.

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- N. Yazdi stated that during a visit to the site she noted that the improvements at the back of the house are not visible from the public way.
- The Commission requested the applicant submit an itemized list of materials including sources to be used in the area visible from the public way.
- L. Meier made a motion to continue hearing, M. Chesson seconded. Motion passed unanimously.

c. Case # 19-10, 11 Sunnyside Pl

- C. DeResende and C. Yates presented the project to replace wood gutters with fiberglass replicas.
- C. DeResende presented a sample of the fiberglass profile of the gutter to be used.
- T. McCarthy motioned to approve the application, N. Yazdi seconded, subject to providing cut sheet with exact profile to be used. Motion approved unanimously.

**3. Public Meetings:**

a. 11 Sunnyside Pl- changing the paint color

- C. Yates discussed with the commission changing the paint color of the house. Historic New England's guide to Historic Colors of America was discussed as a good resource for selecting historically appropriate colors.

b. 467 Pleasant St. – engraving address into two stone pillars on either side of the driveway.

- Commission has no problem with this project in concept but needs to review the design in order to issue a certificate of appropriateness.

**4. New business:**

a. MHC Grant Funding.

- S. Gober presented the possibility of using MHC grant to offset CPA funds.
- MHC grants may be used for producing and updated inventory form including determination of eligibility for listing on the national register.
- Discussion of approaching town government about applying to be a Certified Local Government through the Federal Preservation Program.

**5. Continuing Discussions:**

a. Work Plan / HDC Projects Update

- Review Priorities: No discussion
- General Bylaws: Revisit in November
- Guidelines, Mapping and Website Subcommittee: Need to reschedule the next meeting because a quorum will not be possible.
- McLean Barn: there was an attempted break-in at the back door.
- Municipal Light Building: No updates.
- Police Station: No updates.

b. Lone Tree Hill: No updates.

**6. Updates from the Office of Community Development**

a. White Field House Demolition

- S. Gober presented photographic documentation of the White Field House which is slated for demolition as part of the high school construction project. The Commission is satisfied with this documentation.
- Commission will draft a memo to the High School Building Committee suggesting they contact the town's veteran's affairs office about the disposition of the dedication plaques.

**7. Minutes**

- T. McCarthy motioned to approve September 10 meeting minutes as amended. L. Meier seconded and motion approved unanimously.
- Assignment of minutes: M. Smith will take minutes at the 11/20/2019 meeting.

**The tentative date for the next HDC meeting will be November 20 at 7:00 PM in Town Hall.**

L. Meier motioned to adjourn, N. Yazdi seconded and all approved.

Respectfully submitted,  
Carl Solander