

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, June 14, 2022
Meeting Held Remotely via Zoom

Staff Present: Gabriel Distler

Commission Members Present:

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

Community Members Present:

S.V. Kumar, Steve Panosian, agent for the Homeowner (Jeffrey Hausner), Wendy Murphy, Nancy Doraiswami, Andy Rojas, Juliet Jenkins

1. 7:07 PM Meeting Called to Order

Lisa Harrington presiding; C. Solander Minutes

2. Continued Public Hearings

Case 22-9: 467 Pleasant Street – Replacing front door

- Steve Panosian, Agent for the homeowner, presented an application regarding replacing the existing outside door.
- Steve presented a shop drawing showing elevations and details of a front door duplicating the front door of the house from an 1895 photo.
- Steve presented 2 color options for the door.
- C. Solander stated that the Beetroot color is more historically appropriate for a house of this age than the second option which is a vibrant blue.
- C. Solander made a motion to approve the door as depicted in the shop drawing, replicating the door in the 1895 photo. C. Moyles seconded. The motion passed unanimously.

3. New Public Hearings

Case 22-10: 467 Pleasant Street –Adding exterior lighting

- Steve Panosian, Agent for the homeowner, presented a few options for exterior wall-mounted lights to be installed on both sides of the replaced door.
- Steve stated that the Ashland Bay light was his and the owner's preferred option. Several commission members agreed that this light was the best option.
- C. Moyles made a motion to approve the Ashland Bay fixture 49570WZC as included in the application. C. Solander seconded. The motion passed unanimously.

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DATE: July 13, 2022
TIME: 2:42 PM

Case 22-11: 543 Pleasant Street – Replacing non-applicable door

- S. Kumar briefly described the application as for a Certificate of Non-Applicability, as it was determined at the previous HDC meeting that the door was not visible from a public way and therefore should not be included in the previously issued Certificate of Applicability.
- C. Solander made a motion to approve the Certificate of Non-Applicability for the basement door that is not visible from the public way. L. Harrington seconded. The motion passed unanimously.

Case 22-12: 661 Pleasant Street – Proposing change in retaining wall materials

- W. Murphy presented the changes to the design since the previously approved application. The previous application showed large granite blocks used to construct the retaining wall at the edge of the parking area. W. Murphy stated that there were concerns about the variable quality of the blocks and wanted to examine alternative options for the material for the retaining wall.
- C. Moyles asked about the material that was included in the application- whether it was granite or a different type of stone.
- J. Jenkins stated that the stone was likely to be granite.
- C. Moyles stated that the more angular stone presented would be a better look for the wall since it will look less massive.
- C. Moyles stated that a mortar sample and mockup should be required before the entire wall is installed.
- W. Murphy expressed that the stone should not need to be pre-approved.
- L. Harrington stated that in previous applications the HDC had viewed a mockup before giving final approval of the design.
- A. Rojas stated the stones are granite and will have the appearance of a dry-laid New England stone wall. The color should be responsive to the granite already on site. The slope of the top of the wall will be much smoother than with the original design. A. Rojas agrees that a mockup is necessary from his perspective as the designer as well.
- Top will be made of the same stone, no coping. The wall will be wider on the bottom. The wall will be largely stone with some amount of concrete inside the wall. All of the visible faces of the wall will be stone.
- C. Solander made a motion to approve the change in material of the wall to use the blasted granite ledge dry-laid as the wall material, contingent on the HDC doing a final approval of the wall construction and coursing on site. C. Moyles seconded. The motion passed unanimously.
- W. Murphy asked to confirm that the approval would not require the construction of a mockup before the issuance of a building permit. L. Harrington stated that this is true, the approval should allow for a permit to be issued before the mockup is constructed since the mockup is part of the construction procedure.

Case 22-13: 560 Pleasant Street – Replacing gutters and painting shutters and front door

- N. Doraiswami stated that they have 2 requests: to change rotten wood gutters to fiberglass and to change the color of the door, shutters, and possibly sidelites.
- C. Solander stated that the fiberglass gutters had been approved in the past and were a good option for replacing wood gutters.
- C. Solander stated that the black looks good but the applicant needs to select a specific black and paint a mockup on the wall for an HDC member to view. The Historic New England website has options for historically appropriate colors. Likely a historic color will not be a deep black but an off-black hue.

- L. Harrington stated that the hearing will be continued until after a mockup is viewed.
- G. Distler stated that the applicant should complete the mockup as soon as possible so that a commission member can view it 2 weeks before the next meeting.

4. Approval of Minutes

- Approve draft of 5/10/2022. L. Harrington, M. Chesson, and C. Solander offered edits.
- L. Harrington moved to approve the minutes of 5/10/2022 as amended. M. Chesson seconded. The motion passed unanimously.

5. Continuing Discussion

- a. Elect new Historic District Commission chair and/or co-chairs.
 - L. Harrington stated that C. Solander and C. Moyles had agreed to become co-chairs unless any other members are interested. M. Chesson stated that this would be a great solution.
 - L. Harrington made a motion that Carl Solander and Carol Moyles be elected as co-chairs for a 1-year term, starting July 1, 2022.
 - L. Harrington stated that she would be available for advice and assistance over the coming months.
 - G. Distler stated that a coordination meeting should take place in the coming weeks to discuss the logistics of the transition.
- b. HDC Membership update
 - J. Appel applied for full membership. G. Distler stated that the HDC should formally endorse her application.
 - L. Harrington will draft a letter to the select board stating that the HDC endorses J. Appel for the position of full commissioner.
 - G. Distler reviewed the applications of 3 new candidates to serve as alternate members on the HDC.
 - C. Solander made a motion to recommend that the Select Board appoint the 2 most qualified of the 3 applicants for alternate membership to the commission. The HDC prefers the final empty seat to be filled by a resident of one of the historic districts.
 - G. Distler stated that L. Harrington should include in a letter to the Select Board the CDC's recommendation of Carol Moyles to be renewed for another term.
- c. Discuss MBTA Community Zoning Subcommittee
 - HDC needs to appoint a member to the committee.
 - D. Nealon was nominated and will get back to G. Distler within a week regarding whether he is able to commit to the position.
- d. Pleasant Street Historic District Signage and Plaques
 - No update.
- e. Discuss proposed inventory and condition study of Town-owned assets
 - L. Harrington stated that this is going to be rolled over to the next fiscal year.
 - J. Appel searched the MACRIS website and found very few buildings listed as historically significant.
 - A decision was made to set up a meeting between J. Appel, L. Harrington and Dave Blazon to review the list of town buildings.

f. Upcoming projects for HDC review

i. McLean Barn second phase

- CPC funds are available to clean the graffiti from the barn which will take place soon.
- Carl to coordinate a joint meeting with the LMC.

h. Work Plan

- C. Moyles stated that the work plan should be distributed to members before the meeting.
- L. Harrington stated that the work plan has not changed since last month.
- S. Ahlblad and G. Distler met with the Town website administrator to discuss changes to the website. G. Distler and HDC members need to compile a list of FAQs.
- G. Distler stated that the historic districts were reordered on the website.
 - Thaddeus Frost House needs to be changed to a district, not "proposed."
 - Richardson Farm and Thaddeus Frost House districts need a description.
- Discussion about the list of buildings and confusion about which buildings are on the demolition delay list of significant buildings and which buildings are in districts and which have other protections.

6. General Housekeeping

a. Discussion of paper versus digital submissions.

- C. Moyles stated that paperless is preferred.
- L. Harrington made a motion that the HDC members should receive only digital copies of applications and no longer require paper applications. M. Chesson seconded and the motion passed unanimously.

b. Community Development Administrative Updates

- Minutes taken in order to be adjusted based on new co-chairs being removed from the minutes list.

c. New mailbox to be installed in front of Town Hall. The town clerk will send in an application for a Certificate of Appropriateness.

Meeting adjourned at 9:59 pm.

Respectfully submitted by Carl Solander