

BELMONT HISTORIC DISTRICT COMMISSION

Town Hall

February 4, 2004

Meeting Minutes

ATTENDING Co-chair: Lydia Ogilby. Members: Paul Bell, Linn Hobbs, Richard Pichette, Nancy Richards, Michael Smith, Sharon Vanderslice. Volunteer: Lisa Harrington. Absent: Co-chair Richard Cheek, Arleyn Levee, Caroline Darbyshire, Matthew Genta.

MINUTES

Draft minutes of the December and January meetings of the Historic District Commission were approved with one change.

PLEASANT STREET RECONSTRUCTION

Attending: Arthur Wolfson, Pleasant Street resident

Mr. Wolfson asked the Commission whether it planned to ask for further changes to the design plans for this roadway based on the need for full compliance with a federal law (Title 49, Section 303) governing road construction through historic districts. The Commission decided to continue discussion of this issue at its next meeting in March.

701 PLEASANT STREET

Attending: Sarah Bush, owner.

Ms. Bush presented revised drawings by her architect, Tom Hecht, for the conversion of her garage into a family room, a project that had been approved by the Commission in 2003. The new plans called for raising the roof of the garage by approximately six inches and eliminating the glazed enclosure on the new breezeway that will connect the garage to the main house. The Commission unanimously approved a Certificate of Appropriateness for this work.

HISTORIC DISTRICT DESIGN GUIDELINES

Lisa Harrington presented a draft outline of guidelines to be mailed to all property owners in the Pleasant Street Historic District. These guidelines will provide instructions on how to proceed with renovation planning within the district and will include a list of changes that require approval by the Historic District Commission. Members suggested that Ms.

Harrington add an introduction discussing the benefits of owning a house in an historic district, more specific guidelines on choosing and approving paint colors, a stronger emphasis on the need to preserve antique windows, and new wording on the appropriateness of skylights. Members of the Commission were requested to e-mail comments to Ms Harrington before the next meeting. Ms. Harrington will incorporate comments into another draft, which she will present to the Commission on March 3. She will also bring samples of appropriate paint colors for houses built in various periods.

PRESERVATION SEMINAR

Arleyn Levee, who was unable to attend the meeting, will make arrangements for Historic Massachusetts, Inc. to make a presentation on preservation incentives to Belmont's Historic District Commission and those of neighboring towns. This seminar will be scheduled on a date in March or April.

DEMOLITIONS

Linn Hobbs volunteered to draft a letter to the *Belmont Citizen-Herald* in response to a recent article about tear-downs on Thomas Street and elsewhere in town.

12 MOORE STREET

Attending: Linn Hobbs, owner.

Mr. Hobbs presented a letter to the Commission asking that he be allowed to build two parking spaces in his front yard. There is currently no parking on the property, and no overnight parking is permitted on the street. At the Commission's request, Mr. Hobbs had sought permission to park cars in the Belmont Savings Bank garage, in the driveway of the Belmont Woman's Club, and in reserved spaces on the street in front of his house. All of these requests were denied. He has permission to park overnight in a commercial lot next door, but has nowhere to park during the day because all the parking spots on the street are taken by construction workers renovating the Town Hall Complex. Without parking spaces on the property, Mr. Hobbs said, the family will be forced to move. Paul Bell suggested that he submit drawings for two spaces that intrude as little as possible on the green space around the house. Mr. Hobbs will present drawings at a future meeting.

Minutes recorded by Sharon Vanderslice.