

MINUTES
Belmont Historic District Commission
August 20, 2013
Town of Belmont
Town Hall – Meeting Room 2, 7:00 PM

2016 FEB -3 AM 9: 31

Present: Michael Smith, Joseph Cornish, Lauren Meier, Terry McCarthy, Ed Bing, Jacob Cohen, Lisa Harrington, Katherine Robinson, Arley Levee
Absent: Peter Gunness, James Smith

TOWN HALL DOORS

The proponent cancelled this Hearing subject to further informal review by HDC member Ms. Harrington.

527 CONCORD AVENUE

PUBLIC HEARING, CERTIFICATE OF APPROPRIATENESS APPLICATION
RE: NEW FENCE GATE

Attending Proponents: Jen Stephens, Matthew Cunningham, Architect

The Proponents issued drawings and photographs to illustrate a proposed new fence gate to be supported by existing granite posts.

The proposed color is Verde Green to match the shutters of the house.

The proposed material is a composite (AZEK). HDC members discussed the merits of composite materials versus wood and determined that in this application the composite material would be acceptable due to the high use of the gates and close proximity to the moist ground and the street.

After discussion, the HDC unanimously agreed to the installation of the proposed fence gate, subject to final approval of a subcommittee to visit on site with the proponents to discuss possibly lowering the height and simplifying the form.

582 PLEASANT STREET (PLYMOUTH CONGREGATIONAL CHURCH)

PUBLIC HEARING, CERTIFICATE OF APPROPRIATENESS APPLICATION
RE: REPAIRS AND CHANGE OF MATERIALS

Attending Proponent: Chet Messer

The Proponent issued drawings, photographs and specifications, prepared by William Turville, Architect, for proposed exterior column and steeple balustrade replacements to match existing historic forms. Supporting the need to replace the columns the proponent issued a structural engineering report dated, May 28, 2013 from Rene Mugnier Associates, Inc. The columns and balustrade rails have severe rotting of existing wood due to continuous high moisture levels, particularly at the bases of the materials.

The replacement columns are proposed to be Endura-Stone composite material matching the size of existing columns and bases; however, existing wood column capitals are to be reused.

The overall steeple balustrade is to be repaired/rebuilt using existing wood and replacing where necessary with new wood balusters to match; however the top and bottom wood rails have serious wood decay and are proposed to be replaced with new composite materials to avoid future rot. All new materials are proposed to match existing sizes and colors.

Following discussion, the HDC unanimously voted to approve the CoA.

515 CONCORD AVE.

**PUBLIC HEARING, CERTIFICATE OF APPROPRIATENESS APPLICATION
RE: CONSTRUCTION OF REAR STAIRS**

Attending Proponent: Jaya Kumar, Owner

Although a Public Hearing was advertised for this project, the Owner failed to provide the required paperwork including drawings and engineering.

The Owner showed photographs of existing conditions at the location toward the rear of the house where a new stair coming from the existing deck to the ground is proposed. Mr. Smith advised the Owner to talk with the Building Inspector, have drawings prepared and reapply. The Owner said they are not ready to do the project yet and will likely wait until spring, 2014.

No action taken.

624 PLEASANT STREET

**PUBLIC HEARING, CERTIFICATE OF APPROPRIATENESS APPLICATION
RE: NEW EXTERIOR PAINT**

Attending Proponents: Raleigh Finlayson, Caitlin Erhard.

The proponents presented photographs of the existing house and proposed new exterior house colors as follows:

- A. Main color on exterior walls: Stonington Gray (HC-170) or Coventry Gray (HC 169) from Benjamin Moore's Historic Collection
- B. Color of the shutters: Blue Seal (K-10) from California Paint's Historic Collection
- C. House trim: Hardwood Putty (CW-5) from Benjamin Moore's Historic Williamsburg Collection

Following discussion, it was agreed that the color of the shutters would be changed to Yorktown Green or Black Forest Green.

After discussion, the HDC unanimously voted to approve the CoA, subject to final site review of paint mock-ups by an HDC subcommittee led by Mr. Cornish.

634 PLEASANT STREET

**CONTINUATION OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
RE: NEW GARAGE GUTTER**

Attending Proponent: Ron Creamer: Owner

Mr. Creamer read from an e-mail sent to Mr. Smith August 16, 2013, citing the need to install gutters on the garage and proposing to use half-round copper gutters as permitted by BHDC Guidelines.

Following discussion, the HDC unanimously approved the installation of copper gutters.

486 CONCORD AVENUE

RE: INFORMAL REVIEW OF PROPOSED CHANGES TO EXISTING HOUSE

Attending Proponent: Erik Rhodin, Architect

Mr. Rhodin explained that he is representing a potential buyer for the house that is currently for sale. Following discussion it was generally agreed by the HDC that changes to the exterior rear

of the house and property not viewable from a public way are not within the jurisdiction of the HDC; however, potential additions of dormers to the front and/or sides of the house would likely not fall within the guidelines of the HDC nor receive the approval of the HDC. However, it was also generally agreed that the HDC would entertain ideas for minor modifications to the existing side addition.

No formal action was needed nor taken by the HDC.

STATUS UPDATE OF CURRENT HDC ACTIVITIES

- A. Clark House:** Mr. Smith updated activities related to fundraising and potential alternatives to the relocation of the house.
- B. Inventory:** Ms. Harrington led a discussion on the scope of work anticipated for preparation of a town-wide inventory of historic properties.
- C. Demolition Delay By-Law / Next Steps:** Mr. Smith summarized the meeting of August 19 with the Board of Selectmen.
- D. Belmont Center Planning:** Mr. Bing and Ms. Levee summarized their meeting with Community Development Director Glenn Clancy. Mr. Clancy is moving forward with having more detailed plans prepared including possible changes to the portion of Leonard Stree in front of the Belmont Savings Bank.
- E. Underwood Pool:** Mr. Smith reported that HDC member James Smith attended the first meeting of the new Underwood Pool Committee August 19 and will provide a report at the next HDC meeting.

Meeting Adjourned at 10:05 p.m.