

## BELMONT HISTORIC DISTRICT COMMISSION

April 5, 2006  
Meeting Minutes  
Town Hall

*Commission Members attending:* Co-chair Richard Cheek, Paul Bell, Lisa Harrington, Linn Hobbs, Arleyn Levee, Richard Pichette, Michael Smith.

*Absent:* Lydia Ogilby, Nancy Richards, Peter Gunness

### 1. TOWN HALL EXTERIOR DOORS

Kevin Looney, Building Services manager, had last year approached the Town Complex Building Committee and the Historic District Commission about replacing the original wood doors of the Town Hall, which were in need of repair, with fiberglass doors. Mr. Looney had quoted a price of \$8,759 for replacing the main entrance double doors on the east side. The Commission had made it known at that time that it would not consider replacement until it had been ascertained that appropriate repair of the original doors was no longer feasible. Lisa Harrington reported that Paul Bell had consulted with Robert McCabe of Campbell-McCabe Inc., hardware consultants, about applying weather stripping to the doors. She suggested that Mr. Looney and the Commission contact an architectural woodworking contractor she had worked with [Freeman-Carder LLC] for an expert opinion and estimate for repair of the original wood doors.

### 2. STONE WALLS CONSTRUCTION ALONG PLEASANT STREET

Richard Cheek reported that a summit meeting to discuss the construction of new and reconstruction of older stone walls along Pleasant Street in the course of the Pleasant Street reconstruction, had been scheduled by Glenn Clancy, Director of Community Development, for April 6, 2006 at 2:00 pm. Mr. Cheek indicated he would attend, and representatives from McLean Hospital had also been invited.

### 3. DISPOSITION OF OUR LADY OF MERCY PROPERTY

Richard Cheek reported that the Belmont Housing Trust, who had expressed interest in the remaindered property supporting a 1- and 2-family housing development, did not think much of the church building, though it would like to see the rectory preserved. Mr. Cheek indicated he would like to see the church building preserved as well. The whole site comprises only 1.5 acres. St Luke's wishes to use the parish house and parking lot. The *Oakley* Country Club is interested in using the parking lot as a parking lot. Any decision on the disposition of the property must wait on the decision of the Catholic church after the current lawsuits regarding church closure are settled.

#### 4. FINALIZATION OF DESIGN GUIDELINES FOR THE PLEASANT STREET HISTORIC DISTRICT

The following sections of the design guidelines [and those assuming responsibility for them] are still incomplete:

“Table of contents.” Arleyn Levee indicated she had a preference for how this table should be rendered.

“Introduction.” [Linn Hobbs & Paul Bell]. Arleyn Levee proffered her comments on the text written by Hobbs and Bell. These need to be incorporated.

“Benefits of local districts.” [Arleyn Levee]

“ Siding.” [Paul Bell]

:HDC vs. Historical Commission. [Richard Pichette]. Mr. Pichette reports that he has completed this section.

Other sections outstanding and needing to be assigned are:

“List of References.”

“Maps.”

“Massachusetts Architectural Access Board (MAAB),” which has the same concerns as the ADA.

“Real Estate Value Added.” Richard Pichette identified the Cape May Historic District Study as relevant. The Cape May district commission not only cited their experience, but other districts’ experience as well.

#### 6. OLD BUSINESS

- a) *Waverley Fire Station.* Lisa Harrington indicated that the sub-contractor for the masonry work, DiVincenzo Brothers in Everett, was unknown to her and her firm and had not provided suitable references for their work. The contractor appeared to be more a waterproofing company. Richard Pichette opined that Urbanica has done so many of these restoration projects that surely they must have hired other quality masonry contractors and asked why they have not done so in the present case. Ms. Harrington has submitted specifications to the Town as part of the building permitting process.
- b) *Frost House.* Arleyn Levee enquired if the dumpster and storage unit structure at the Frost House constituted a code violation. Richard Cheek undertook to find out.

## 7. NEW BUSINESS

- a) *Belmont Women's Club.* Richard Cheek reported that the Women's Club wishes to alter their parking configuration. He is making enquiries.
- b) *Greenway Construction.* The Belmont Hill Club is thinking of selling a parcel of land to its immediate west in order to keep down the cost of its dues. Altogether, about one acre will be offered for sale. Richard Pichette has proposed a 10-foot wide access road connecting Audubon property to the open space opposite the Belmont Hill Club and wants to see if the Club might be induced to provide/donate the land for such an access road in exchange for tax concessions.

*Minutes recorded by Michael Smith and Linn Hobbs*

