



The HDC will review the application procedures and associated guidelines with the Belmont Planning Board.

*HDC*

4.1 Inventory: The HDC will make an inventory and declare barns and other structures subject to this By-law. It was felt that the Commission should complete its published guidelines before proceeding.

*HDC*

5. Historic District Home – 480 Pleasant Street: Mr and Mrs Andy Duymovic submitted a Certificate of Appropriateness for review to change the exterior paint color and install exterior air-conditioning condensers. Upon submittal and discussion of historic paint color chips and a colorized retouched photograph of the house it was Moved, Seconded, and Approved to:

5.1 Condenser Installation: Accept in principle the installation of the condenser below the porch subject to on-site review by representatives of the HDC to determine actual location and screening if necessary.

*HDC*

5.2 Garage Chimney Repairs: Accept “in-kind” repairs, including; reusing existing masonry units, matching existing mortar color & mixture ratio, and capping the opening.

*A.D.*

5.3 Exterior Paint Color: Accept in principle to use the submitted Historical green paint color by Benjamin Moore for the shingles on the body of the building subject to on-site review.

*HDC*

6. Town of Belmont Historic District Commission Guidelines: Mr Joe Cornish and Ms Lauren Meier are organizing, editing, and discussing the inclusion of illustratives. Allan Vanderley volunteered to provide illustration assistance. Ms Meier estimated the draft will be complete in two months, and anticipates thereafter the Guidelines to be available for webpage uploading. Joe is designated point person.

*J.C.*

7. The Barn at Rock Meadow: The Commission discussed the effort to preserve and rehabilitate the historic barn at Rock Meadow. Some Belmont citizens have come forward with interest in the brick barn adjacent to the Rock Meadow gardens to be restored and re-used for horticultural-related purposes.

The Town owns the land and the structure; the McLean Land Management Committee controls management of the open space of which the barn is included; and the HDC has review jurisdiction for work done to the barn. Previously, the Belmont Department of Public Works had performed an engineering assessment [structural integrity] to determine the feasibility of storing vehicles or machinery. Neither the outcome of that study nor the intent of the Town is known with any certainty although presently the barn appears to be vacant and not in use.

Ms Heli Tomford volunteered to research historic uses of the structure from sources in the Belmont Historical Society Claflin Room at the Library for records. She and others in the group will attempt to find precedent of other similar renovations and re-use, including but not limited to; farmers’ markets, performing-art venues, and the like. Michael Smith will forward Memoranda-of-Agreement concerning the barn structure.

*H.T.*

*M.S.*

8. Waverley Square Planning: Co-chair Paul Bell reported that there is a group meeting to discuss rezoning the area around Waverley Square. The HDC believes this group needs to include in its deliberations issues such as traffic and changes of population density. Further, they need to consult with the Comprehensive Planning Committee and the Trapelo Road / Belmont Street Corridor Planning Group both under the auspices of the Belmont Planning Board.

9. Historic Properties Listing: Ms Lydia Ogilby prepared a list of historic properties outside the Historic District for review. Ms Meier suggested as a point of information that there are other mechanisms for including historic structures into District designations, including; Single Property Districts, Thematic Districts, and Boundary Amendments.
10. Community Preservation Act: Mr Peter Gunness reported that monitoring the situation.
11. Comprehensive Plan / Comprehensive Preservation: The Commission discussed that the Planning Board will go to the Town Meeting in June and ask for additional plan funding. Public discussion meetings are in progress as is a survey available on the Town website. The HDC hopes to meet with the Planning Board in the near term for the purposes of cooperation. HDC
12. Economic Benefits of Historic Preservation Report: Mr Richard Pichette wrote a brief, the "Economics of Historic Preservation", for review and comment. All agreed that the document was well done. The HDC will emphasize the "Historical Commission's" role as part of our mandate. HDC
- It was proposed that we develop a separate article on the benefits of preservation in general. The purpose would be to educate the public on these benefits and address certain related issues, including; tax breaks on preservation, concerns for potential "stand alone" projects such as the Benton Library site, Mill Street barn, and others. Emphasis should be placed on the economic benefits of preservation, namely the positive impact on real estate values – specifically home prices. HDC
13. Freedom Commons at McLean: The Commission discussed the abandonment of the Freedom Commons development project and agreed to keep watch for new proposals. HDC
14. Trapelo Road Corridor: Ms Arleyn Levee summarized correspondence from Peter Briere [e-mail, 5/6/09], which covered recent developments and continuing issues. The project appears to be on "fast-track" schedule. The HDC will need to continue providing input into the process. Notice was taken that they are revisiting the issue of utility power lines. A.L.
15. Pleasant Street Landscape Planting: Ms Levee advised the HDC needs to craft a planting plan to understand the spaces available for planting - to design a palette for this purpose. HDC
16. BHDC Meeting Dates: It was recommended and Moved that the HDC change its meeting dates to the second Tuesday of each month. The Motion was Seconded and Passed. HDC
17. BHDC Organizational Strategy: Co-chair Michael Smith distributed a list of topics for future workplan consideration ["BHDC Organizational Notes, 4/22/09"]. HDC
18. Meeting Minutes Review and Approval: Meeting Minutes Reports of February 4, 2009, and April 1, 2009 were reviewed and approved. HDC
19. Old and or New Business:
- 19.1 Wellington Hill Conservation Land: A Motion was made, Seconded, and Approved to

propose renaming the residual conservation land from the McLean Project formally known as the McLean Open Space to the "Wellington Hill Open Space [or Reservation] Land".

*HDC*

19.2 Honorary Commission: Co-chair Michael Smith read a letter from the Board of Selectmen; Appointment of Ms Lydia Ogilby as "Member Emerita" to the Belmont Historic District Commission.

*HDC*

20. Next Meetings: The next regular Meeting is scheduled as follows in the Town Hall.

20.1 June.....Tuesday, June 9, 2009. 7:00PM

*HDC*

21. Meeting adjourned.....9:25PM

22. Meeting Report approved with edits 6.9.09, submitted for record 6.10.09.

END OF MEETING