

Town of Belmont Historic District Commission

19 Moore Street, 2nd Floor, Belmont, Massachusetts 02478
Telephone: 617.993.2651
<https://www.belmont-ma.gov/1563/Historic-District-Commission>

Carl Solander, *Chair*
Jacqueline Appel, Yael Getz Schoen, Drew Nealon, Henry Ogilby, Matt
Schonewald, *Members*
John Beaty, *Alternate*

NOTIFICATION OF DISAPPROVAL

PROPERTY: 27 Wellington Lane
OWNER: Elysia and Mike Cooke

The Historic District Commission hereby certifies, pursuant to Chapter 40, Article 3, §40-315 of the Bylaw of the Town of Belmont and the Town Meeting Article establishing the Commission, that the construction described below is incongruous to the historic aspects or architectural character of the building or district.

Description of proposed work: Painting of previously unpainted cedar clapboard siding and trim of the main house at 27 Wellington Lane.

The work has been **DISAPPROVED** as described in the application dated July 24, 2025 due to the following conditions:

Per the Design Guidelines for Belmont Historic Districts, exterior paint color is an important historical feature of a home reflecting the particular history of the home, its architectural style and period. The house at 27 Wellington Lane dates to 1853, was originally a barn associated with the house at 33 Wellington Lane and was converted to a residence in the early 20th century. This history has long been reflected in the natural finish of the exterior which invokes the rustic feel of a converted barn. Pursuant to M.G.L. c. 40C, §7, the Historic District Commission determined that the unpainted siding is a defining characteristic of this structure and therefore painting of the home is incongruous with the history and architectural character of the home.

The commission would approve the restoration and refinishing of the existing siding, replacement in kind with new siding, or a combination of restoration and replacement in kind. The commission would approve finishing of the siding with a clear or semi-transparent stain. Changes in color by staining are subject to approval.

The painting of the house was executed without the issuance of a Certificate of Appropriateness. The painting is therefore in violation of M.G.L. c. 40C, §6. Given the nature of restoring the home to its prior unpainted condition and considering the impending winter weather, the Historic District Commission recommends a period of 9 months be allowed for the restoration of the home to its prior unpainted condition. Decisions on matters of enforcement of this violation, including the period of time for correction, shall lie with the Town of Belmont and its designated enforcement officer.

The Town of Belmont does not discriminate on the basis of disability. The Town will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to qualified individuals with disabilities upon request. For more information contact our office by calling: 617.993.2651.

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Belmont Historic District Commission
Case Number: _HDC-25-11

Notification of Disapproval
Date of Notification: October 8, 2025

The applicant may choose to appeal this decision within 20 days of the filing of this notification, pursuant to M.G.L. c. 40C, §12A.

Attest: A true and correct copy of decision filed with the office of the City Clerk per MGL 40C §10 and the Historic District Commission on October 8, 2025.

By , Chair

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