



Town Belmont
Historic District Commission
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478

OFFICE USE
Case Number: HDC -

APPLICATION

In accordance with the Historic Districts Act, MGL Ch 40C, and the Town of Belmont General Bylaws, §40-315, the undersigned applies to the Belmont Historic District Commission for a Certificate of:

- ☐ Appropriateness ☒ Non-Applicability ☐ Hardship

1. PRELIMINARY INFORMATION:

Address of Property: 161 Pleasant Street
Property Owner's Name: Belmont Women's Club
Address: c/o 14 Loring Street, Belmont
Email: info@BelmontWomenClub.com Phone: 617-484-4892

Agent Name: Wendy Murphy
Address: 1 Stone Rd, Belmont
Email: WMURPHY@NCSL.EDU Phone: 617-699-3531

- I am the: ☐ Property Owner ☒ Agent
☒ Property is Owned by a Corporation, LLC, or Trust (Submit authorization to sign as owner)
☐ Property is a Condominium or Cooperative Association (submit authorization to sign as trustee)

If applicable: Architect: _____ Contractor: _____

2. BRIEF DESCRIPTION OF PROPOSED WORK:

See attached

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: _____
B. I hereby certify that if an Agent is listed on this Application, this Agent has been authorized to represent this Application before the Belmont Historic District Commission.

Owner: _____ Date: _____

As Applicant/Agent, I make the following representations:

1. The information supplied on and in this Application is accurate to the best of my knowledge;
2. I will make no changes to the approved plans without prior approval from the Belmont Historic District Commission.

Applicant/Agent: Wendy J Murphy Date: 10/24/23

* Incomplete applications and insufficient documentation will not be accepted. *

Certificates of Appropriateness expire one (1) year from the date of issue

Approved August 10, 2021

The Belmont Woman's Club seeks to completely repaint the exterior, trim and stucco of the 1853 W.F. Homer House located at 661 Pleasant Street, and to repair/restore any wood, trim or stucco as needed to complete the project. The current owner of the Homer House is the Belmont Woman's Club. The Homer House exterior has not been repainted in decades, except for a small amount of painting several years ago on the first floor. That work was minimal as the Woman's Club had only a few thousand dollars and wanted to do a bit of repainting in the most visible areas of the front of the Homer House to make the property as presentable as possible in order to increase rental opportunities. The Woman's club would like to approach the problem holistically, and repaint the entire building using the best possible materials, so that the work lasts for many years into the future.

The Woman's Club recently undertook two major projects at the Homer House: one to replace the driveway and add parking spots and another to restore all the windows in the House. The driveway/parking spots work was completed largely due to the generosity of several contractors in town, though the Woman's Club also raised funds over many years to pay for the building of a stone wall, and for some of the labor. The Woman's Club received a CPA grant of \$100,000 for the windows restoration project, which is nearing completion. Approximately fourteen windows out of a total of 44 have yet to be restored. The window repair work has moved more slowly than planned, especially after an unanticipated problem emerged when the contractor realized that all the third-floor windows needed interior and exterior repair work on the frames before the sills could safely be reinstalled. That extra repair work was separately funded by CPA money and was performed by Roger Gallagher Remodeling. It is now complete. In connection with that work, Roger Gallagher recommended that the entire exterior of the house be repainted. He solicited a proposal from a painting contractor who looked at the job and estimated a cost of approximately \$99,000. The Woman's Club used this bid to support its preliminary application for another CPA grant in the amount of \$99,000, but it is currently soliciting additional bids for inclusion in its final CPA application in December.

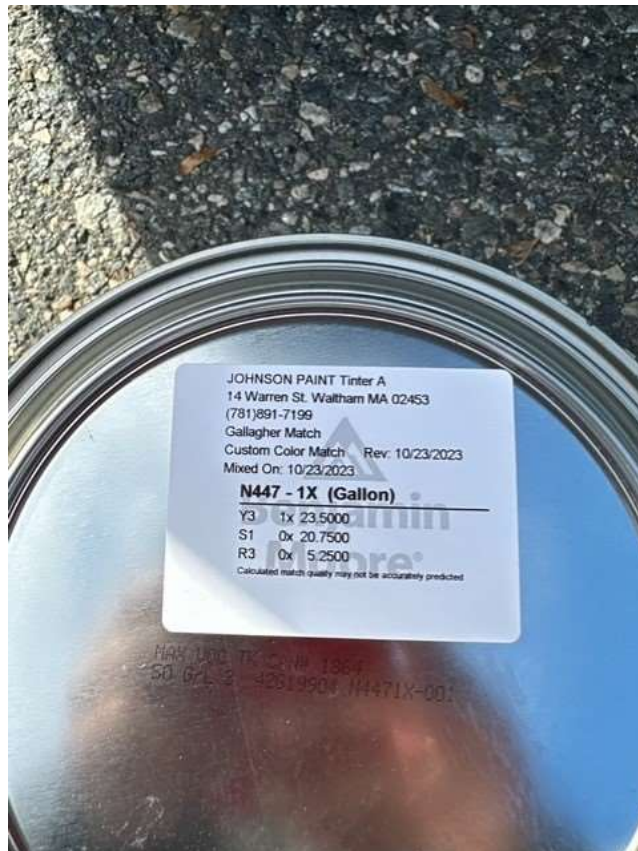
Roger Gallagher urged the Woman's Club to repaint the Homer House because he was concerned that much of the work his company performed on the exterior third floor - which included recreating scrolls that had long ago disintegrated and fallen off - required him to reattach the scrolls in an unpainted condition (except for a primer coat) so they would not be protected from the weather as well as they could be. Roger Gallagher has since performed a minimal amount of painting to protect these areas through the winter. Repainting the entire Homer House will help sustain the integrity of the scrolls and the framing around the windows generally. Repainting is badly needed for numerous other areas on the exterior of the House, as is reflected in several photographs accompanying this application.

The Woman's Club has been unable to identify the names of the paint colors currently in use, however, it has obtained color match recipes from Johnson Paint, 14 Warren Street Waltham, MA. The custom color match recipe for the trim, and for the stucco, are reflected in photographs accompanying this application. The quality of paint is Benjamin Moore ULTRA SPEC EXT, Advanced Waterborne Formula, Exterior Flat. This paint has a 25 year warranty.

Repainting the exterior will help to beautify the Homer House at a critical time, when the Woman's Club has completed many important improvements, and the House has a new vibrancy and attractiveness. Fresh paint that helps to maintain and restore the exterior will only add to the Homer House's enormous value as the "Jewel of Belmont," a home that for 170 years has stood as the grand entrance to Belmont's Pleasant Street Historic District.

Woman's Club members have volunteered their time and resources to maintaining and preserving the Homer House since they purchased the property in 1927. Once a private organization, the Woman's Club is now a 501(c)(3) charity. The Woman's Club uses the Homer House to host many public events throughout the year, for which no fees are charged, including a monthly Speaker Series event from October to May, several annual children and family events, such as a holiday drive-through giveaway, a spring egg roll on the lawn, family music and games on the lawn in the summer, and a Halloween event in October that brings together many community organizations, such as the library and the Recreation Department, for a movie night and pumpkin giveaway. The Woman's Club has also donated the Homer House to community groups for meetings and events. For example, last year the Woman's Club donated the House to the Friends of the Belmont Public Library for their anniversary celebration. The Woman's Club enjoys donating use of the House to community groups, such as donating the space as an auction item for the Foundation for Belmont Education's fundraiser.

The Homer House holds a special place in the hearts and minds of the Belmont community. As a place where all are welcome the Woman's Club is seeking to repaint the Homer House, using the same colors that are currently on the property, so that it can be beautified, preserved and enjoyed by all for many years to come.



Stucco Color



TRIM Color

