

MINUTES for BELMONT HISTORIC DISTRICT COMMISSION

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Tuesday
November 3, 2014 at 7:00pm

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Town Hall, Conference Room 2

Commission Members Present: Jacob Cohen, Joseph Cornish, Lisa Harrington, Arlyne Levee, Theresa McCarthy, Lauren Meier, Lydia Ogilby and Michael Smith

Continuation of Public Hearing for a Certificate of Appropriateness for adding a garden shed and adding a gate to an existing deck at 592 Pleasant Street:

Property owner Shelley Knickerbocker presented her proposal to install a wooden garden shed at the south corner of the property that will have a footprint of 14 feet by 10 feet, and her proposal to install a gate at the existing deck located at the west elevation (facing Pleasant Street) of the house.

On motion made and dully seconded the Belmont Historic District Commission voted unanimously to approve the Certificate of Appropriateness to construct the garden shed and gate as presented in the Certificate of Appropriateness application.

Public Hearing for Application to Demolish 122 Waverley Street:

Donald Cusano, Agent for property owner Ralph Emerson presented on the existing condition of the property and his plans to develop the site. Mr. Cusano reported that he met with owners of the neighboring properties who prefer to see three single-family homes built on the site rather than two, two-family homes. Members of the Commission discussed the property's historic significance as described in the property's survey form on record with The Massachusetts Historical Commission. Commission members also discussed the condition of the property based on a site visit made by Joseph Cornish, Lauren Meier and Michael Smith who believed the house was in stable condition overall and could be rehabilitated. Residents of the neighborhood including Judith Sarno and Lisa Oteri expressed concern about the impact demolishing 122 Waverley Street will have on the entrance to this neighborhood, and the fact that the property was not adequately marketed, suggesting that a more sympathetic owner could be found if it was marketed differently. Commission members discussed how it might be able to assist the existing owner in researching options other than demolition such as the accessory building bylaw, and that the Commission must try to get the current owners engaged in looking at other development options.

On motion made and dully seconded the Belmont Historic District Commission voted unanimously that 122 Waverley Street is a Preferably Preserved Building and therefore subject to a six-month demolition delay period.