

Belmont Historic District Commission

Meeting Minutes

October 2017 Meeting

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Date: Tuesday, October 10, 2017

Time: 7:00 – 9:00 PM

Location: Belmont Town Hall, Conference Room 02

Commission Members Present:

Lauren Meier, Co-Chair; Michael Chesson; Terry McCarthy; Kathleen Fahey; Nushin Yazdi; Karl Leabo; Elizabeth "Sue" Pew; Lydia Ogilby, Member Emerita

Spencer Gober, Office of Community Development

Not Present:

Lisa Harrington, Co-Chair; Jacob Cohen; Michael Smith

Community Member Present:

Anthony Mastrangelo

7:00 pm Meeting called to order

1. Public Hearing:

a. Case # HDC 17-17

- Anthony Mastrangelo presented the roofing and trim replacement project at 500 Pleasant Street.
- The owner is proposing copper standing seam on the low slope front porch roof, matching the adjacent bay window and an EPDM membrane rubber roof on the rear second floor porch with a low slope roof. The back porch roof is currently rubber and difficult to see from the street.
- For roof repair and replacement at the house and freestanding barn/carriage house he is proposing "North Country Black Slate" in two styles to match the existing; the "Square Edge" would be used at the upper section of the mansard roofs and the "Scallop Edge" would be used on the lower, steeper, sections.
- The barn/carriage house cupola roof replacement would be sheet copper.
- Trim and siding would be replaced in kind. The owner is salvaging siding where possible.
- The presentation culminated in a unanimous vote to approve the application for a Certificate of Appropriateness.

2. Updates on Other HDC Cases:

a. 722 Pleasant Street

- Additional information was needed regarding an upper window above the entry.
- L. Meier will deliver and sign the certificate.

3. New Business:

a. 291 Brighton Street Local Historic District

- M. Chesson presented the 291 Brighton Street Local Historic District Preliminary Study Report.
- The next steps were outlined; 1. Vote to approve "Preliminary Study Report" by the BHDC, 2. Send the report to MHC for board review, where they will determine its completeness, 3. Once e-mailed it starts the 60 day pause for public hearing.

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- It should be e-mailed no later than October 16th, S. Gober will send a PDF file.
- Motion and vote to approve the report by the BHDC was unanimous.
- M. Chesson will send a copy of the report to the Belmont Historic Society.
- January 9th is the tentative date for a public hearing; M. Chesson and K. Fahey will do a 10 minute PowerPoint Presentation on the Study.
- S. Gober will send a copy of the report to the owner, Athena McInnis.

b. Belmont Police Department

- Major Capital Projects Working Group is having meetings to discuss the police Headquarters, The High School and the Municipal Lighting Building.
- Long term 10 year plan resolution for the Police Headquarters is currently to move the facility to new construction on the DPW property in Waverly.
- They will be asking for funding for short term ADA/accessibility corrections.
- Design study and documentation between now and spring with anticipated construction to commence shortly thereafter depending on funding.
- Public meeting on October 19th.

c. McLean Barn

- The application for stabilization was submitted on September 29th.
- Ellen O'Brien Cushman, L. Meier and L. Harrington worked on the submission for study money and "mothballing".
- The Community Preservation Committee (CPC) would provide funding for the study out of their administrative funds.
- The project needs a draft scoping document and schedule developed in the next two weeks.
- The Final Application is due Monday December 4th.
- A point person is needed from BHDC, Office of Land Management or Office of Community Development to manage the selected consultant. Glenn Clancey, Director Office of Community Development, should review the strategy/process.
- Early November is the target for an approved draft.

d. Lone Tree Hill

e. Demolition Delay Appeals

- The Bylaw became effective as of Thursday September 28th, the appeals notification documents were distributed by the OCD via certified mail on Monday October 2nd to the property owners. The property owners have 60 days to appeal from September 28th.
- The owners of 191-203 Belmont Street have a Thursday meeting scheduled with L. Harrington.
- The owners of 43 Village Road are unsure of proceeding with the appeals process.
- L. Harrington is currently managing the appeals outreach.

f. Section 106 Updates

- S. Gober will reach out to the Select Persons.
- The E106 Memo dated September 29th to Brona Simon, the state Historic Preservation Officer (SHPO) will be sent out on November 11th.
- The Positive Train Control Project Memo dated September 11th should have a note #3 added about the distance to the historic district.
- All the Section 106 memos should go to Brona Simon at SHPO.

f. Belmont High School

- BHDC will send a memo to the Chair of the High School Building Committee regarding the buildings historical significance.
- Clay Pit Pond Park is a notable WPA Project.

- L. Meier will compose the draft. There are three basic points: 1. The existing High School is not significant historically, 2. Clay Pit Pond Park should be maintained, 3. The new or renovated structure should be compatible with the character of Belmont.

g. BHDC Appointments

- Appointments will be discussed at next month's meeting.

h. Work Plan 2017-2018

- S. Gober will continue to update the work plan.
- The work plan demonstrates that the BHDC is currently at capacity, and that additional projects could be revisited in the spring.
- Possible 2018 projects could include inventory forms for the Municipal Light Building and the Police Station. These could be possible future CPC applications.

i. OCD Updates

- The web site was updated with the new Demolition Delay Bylaw.
- The planning board is being reorganized; the various group/committee liaisons will be discussed at the next meeting.
- ArcCIS capabilities are available to analyze and produce mapping.
- S. Gober presented examples of several color coded maps that identified: 1. All local historic districts in Belmont, 2. Locations of buildings on the list of Significant Buildings and 3. Distribution of Significant Buildings by age built.

4. **Meeting Minutes**

- Meeting minutes were reviewed, corrected and approved.

Meeting Adjourned

Respectfully submitted, Karl D. Leabo AIA