

**Belmont Historic District Commission
MEETING MINUTES**

Wednesday, April 14, 2020, 7:00 PM
ZOOM Meeting

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: July 10, 2020
TIME: 9:35 AM

Commission Members Present:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Lisa Harrington, Co-Chair | <input type="checkbox"/> Sue Pew |
| <input checked="" type="checkbox"/> Lauren Meier, Co-Chair | <input checked="" type="checkbox"/> Carl Solander |
| <input checked="" type="checkbox"/> Michael Chesson | <input checked="" type="checkbox"/> Michael Smith, Alternate |
| <input type="checkbox"/> Kathy Fahey | <input checked="" type="checkbox"/> Nushin Yazdi, Alternate |
| <input checked="" type="checkbox"/> Tracy Marquis | <input type="checkbox"/> Richard Cheek, Emeritus |
| <input checked="" type="checkbox"/> Terry McCarthy | |

Also Present: David Petto, Belmont IT Director
Gallagher Hannan, Designer
Ingo Svengani, General Contractor
Eva and Richard Patalas
Colin Robinson, Extenet
R. Ferrante, Extenet
Rachel Calino, Extenet
Craig Spinale, Belmont Light
Martha and Mark Moore

7:15 PM Meeting called to order.

1. 7 Alexander Ave., Public Hearing, Case #20-04

- a. Gallagher Hannan, Designer, summarized the proposed plan to demolish the existing garage and construct a new garage in a revised location at the rear of the house, a new fence at left property line, a new fenced garden, cobblestone patio, and driveway paving. Following questions by Commission members, Mr. Svengani clarified the following:
 - Wood cedar clapboards will be sized to match the existing house.
 - Roof shingles will be Timberline TAF Architectural shingles to match house.
 - Paint colors to match house.
 - Wood windows will have vinyl exterior, painted.
- b. Commission Members discussed the proposed use of wood windows with a vinyl exterior, generally not acceptable within HDC Guidelines. Members agreed that, because the

windows are not viewable from the public way and the proposed garage is a new structure, the proposed windows would be satisfactory.

c. Eva Patalas, abutter, requested clarification of setback and fence location. Ms. Hannan clarified that the setback is in accordance with the zoning bylaw and the fence would be located on the left side of the property adjacent to the commercial property and designed to match the existing fence.

d. Following discussion, it was moved, seconded and unanimously voted to continue the Certificate of Appropriateness Hearing until next HDC meeting in May, subject to submittal of roofing, cobblestone and fence design and materials.

2. 19 Moore St, Continued Public Hearing, Case #19-13

a. Mr. Robinson and Mr. Spinale explained that the use of a ground mounted pedestal for a cell node was determined to be unacceptable. They presented an illustration of a new light pole to match existing Belmont Center fixtures with a box mounted on the pole near the height of the light fixture, matching the color of the pole. Commission members generally agreed that this was an acceptable approach.

b. Following discussion, it was moved, seconded and unanimously voted to continue the Public Hearing in May subject to receiving a completed application by the applicant.

3. 331 Waverley St.

a. Mr. and Mrs. Moore summarized their memorandum requesting the Historic District Commission's approval to build a bathroom in the existing 1887 carriage barn. Rules of the Planning Board require the HDC state that the building is historic and the proposed work would not detract from its historical significance.

b. Commission members noted that the building is on the Demolition Delay list and has been in the Massachusetts Historical Commission's MACRIS files since 1982.

c. Following discussion, it was moved, seconded and unanimously voted to confirm that the 331 Waverley Street carriage barn is eligible for the Accessory Bylaw; and, it was moved, seconded and unanimously voted to approve support of the project.

4. Continuing Discussions

a. McLean Barn – Ms. Harrington noted that the project is complete; however, new graffiti has been put on the building despite security camera presence.

4-14-20

b. Municipal Light Building – Mr. Smith noted that the project is on hold until people can visit the building after the current virus social distancing rules are relaxed.

c. Police Station – Mr. Smith noted that significant progress is being made on the project and work on the historic exterior is expected to start soon.

5. Meeting was adjourned at 8:40 PM.

The date for the next HDC meeting will be November 12, 7:00 PM.

Respectfully submitted,
Michael Smith