

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, September 14, 2021 7:00PM

Remote Access

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TOWN CLERK
BELMONT, MA**

DATE: December 21, 2021

TIME: 2:50 PM

Commission Members Present:

☒ Lisa Harrington, Chair

☐ Stefan Ahlblad

☒ Drew Nealon

☒ Michael Chesson

☒ Carl Solander

☒ Michael Smith

☒ Carol Moyles

☐ Nushin Yazdi

☐ Lauren Meier

☒ Seth Clarke

Staff Member(s) Present

☒ Christine Zale

Community Members Present: Jamie Moore, Renewal by Andersen (701 Pleasant St); Naomi Okugawa (722 Pleasant St. Owner); Stephen Doran, builder, Blake Allison, architect Lia Meisinger, owner (693 Pleasant St.), Mark Gouker and Jeff Cooper (Upham House Trustees)

1. 7:00 PM Meeting called to order & role call taken.

2. Continued Public Hearings

- a. Case #21-22: 701 Pleasant St: replace 1 window with double-hung fibrex window.
- L. Harrington affirmed that J. Moore was present, representing the applicants.
 - S. Clarke confirmed that the window is not visible from a public way.
 - L. Harrington proposed that a certificate of non-applicability is appropriate in this case.
 - S. Clarke made a motion to issue a certificate of non-applicability. C. Moyles seconded the motion which passed unanimously.

3. New Public Hearings:

- a. Case 21-23: 722 Pleasant St: stain exterior wood siding in Sherwin Williams Acadia Blue
- N. Okugawa described the desire to change the color of the house
 - M. Chesson recalled visiting the property with Nushin Yazdi. C. Zale noted that other issues were discussed at that time.
 - The need to paint a sample patch on the house for approval was discussed. N. Okugawa explained that the painting contractor provided a sample card but did not paint a patch of the actual color.

- L. Harrington confirmed that a sample patch on the actual siding is required in order to approve a color change.
 - M. Smith moved to continue the application to the next meeting pending review of samples on site. C. Moyles seconded the motion. After further discussion about logistics a vote was recorded and the motion passed with a majority vote to continue the application.
- b. Case 21-24: 693 Pleasant St: add small addition for elevator, replace some existing windows, change front entrance and install a fence.
- B. Allison described the parameters of the project.
 - C. Moyles confirmed that the handrail would be painted steel and asked about the design of the fence and how the top of the fence relates to the grade of the land. The applicants confirmed that the fence would generally follow the contour of the land.
 - L. Meisinger described the extent of the fence and location of the gate at the driveway.
 - S. Doran affirmed that new windows will match existing.
 - C. Solander asked if there was a way that the elevator addition could be better integrated with the geometry of the house and conform existing roof lines.
 - The Commission requested scaled and dimensioned elevations to better understand the design as well as material samples and a site plan showing the full extent of the fence.
 - S. Doran asked if there is a portion of the exterior project that can be approved based on what is presented. L. Harrington affirmed that the Commission cannot approve only a portion of an application.
 - Discussion about the picture window in the back, whether it should have grilles or not, whether it should be operable, and how it relates to the other windows of the house.
 - C. Solander made a motion to continue the hearing to the next meeting with a request for additional drawings and documentation. C. Moyles seconded the motion and the motion passed unanimously.

4. Informal Consultation:

- a. Upham House, 20 S. Cottage Rd: Roof repairs to mitigate the formation of ice dams to prevent water leaks in living spaces.
- J. Cooper presented the parameters of the project which includes stripping roof shingles, installing ice and water barrier, replacing shingles and installing heat trace cables.
 - S. Clarke suggested alternate heat trace panelized products that could be installed under the shingles to avoid the visual clutter of the zigzag heat trace cables.
 - M. Gouker stated that the work needs to be done this Fall to protect the building. C. Solander suggested using a less visible product on the side facing the Upham Bowl which work would be done in the future.

- L. Harrington stated that preserving the building through heat tracing is the most essential aspect of the project.
- C. Solander made a motion to approve the plan as submitted, suggesting the applicants look into a more concealed product for use on the more visible side facing the Upham Bowl. C. Moyles seconded and the motion passed unanimously. L. Harrington reiterated that this is an informal vote.

5. New Business: Upcoming projects for HDC review.

a. McLean Barn adaptive reuse study

- Discussion of setting up a joint meeting with the Land Management Committee to discuss the next phase of the McLean Barn rehabilitation and reuse.

6. Continuing Discussion:

a. Property Updates: None.

b. McLean Zone 3 & Eliot Chapel

- Subcommittee comments discussed at the previous special meeting were consolidated and reviewed by Commission members.
- Discussed status of review of McLean development, Planning Board schedule and next steps for review.
- L. Harrington stated that it would be helpful to have the McLean subcommittee meet with the McLean design team.
- C. Moyles emphasized that design team engagement needs to include landscape architects.
- C. Solander stated that the consolidated comments should be considered a menu of potential points of engagement and that there is not an expectation that Northland will address every comment.
- Discussion of the proper format for comments to be submitted.

c. Administration Matters: no updates to discuss.

d. CPC Request:

i. Historic Asset & Condition Study

- M. Chesson updated the Commission on the CPC request for a list of historic assets. CPC asked that this list be ready for Spring town meeting.
- CPC asked that HDC member work with facilities to assess town-owned historic properties.
- CPC asked for an update on McLean Barn.
- M. Chesson clarified that CPC is looking for an assessment of the condition of the town-owned historic assets.
- M. Smith asked whether a consultant might be engaged to develop the list and conditions report.
- M. Chesson stated that even a list developed by facilities would be helpful.

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- C. Solander asked if we have a list of the town-owned historic assets already compiled. Discussion about whether Christine can compile a list of all town-owned properties for HDC to review.
- ii. CPA Preliminary Application Form
 - M. Chesson is working on CPA application for support in updating the design guidelines.
 - L. Harrington stated that M. Chesson should go ahead and submit the application.
 - Discussion of whether the project should be submitted to warrant committee or whether CPC administrative funds can be used.
- e. HDC Membership Update:
 - M. Smith stated that the current members should be updated on the website.
- f. Demolition Delay Bylaw Renewal:
 - D. Nealon stated that it seemed like the same language as the current law should be resubmitted.
 - C. Solander outlined some minor changes that could be made, including removing the language regarding appealing the list, which is already established.
 - Need to forward any changes to the planning board for review and feedback.
 - Discussion of need to continue & complete historic inventory study. Could be another CPA study.
- g. Work Plan:
 - i. Police Station: date for ribbon coming forthcoming.
 - ii. Municipal Light Building: No update
 - iii. Design Guidelines: Already discussed during CPA preliminary application discussion.
 - iv. Review draft work plan:
 - C. Moyles stated this should be a continuing agenda item and needs to be updated.
 - M. Chesson suggested new members need to be scouted because M. Smith and L. Meier are soon departing.
 - M. Smith suggested we need another preservationist and someone with legal expertise.
 - v. Review Procedures: No update

7. Minutes:

- a. Review of 8/10/21 minutes
 - C. Solander noted some typos
 - C. Solander made a motion to approve the minutes as amended. M. Chesson seconded. Minutes approved unanimously.

8. Last Items:

- a. C. Moyles noted that she will listen in on the upcoming Planning Board meeting to review McLean landscape design.

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- b. Discussion of marking the boundaries of the historic districts.

The scheduled date for the next HDC meeting will be Tuesday, October 14th, 2021. N. Yazdi is assigned to do minutes.

M. Chesson made a motion to adjourn, C. Solander seconded and the motion passed unanimously.

Respectfully submitted,
Carl Solander