

2019 NOV 14 AM 8:27

**Belmont Historic District Commission
MEETING MINUTES**

Wednesday, October 23, 2019, 7:00 PM
Town Hall, Conference Room 2

Commission Members Present:

- | | |
|--|--|
| <input type="checkbox"/> Lisa Harrington, Co-Chair | <input checked="" 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 type="checkbox"/> Terry McCarthy | <input type="checkbox"/> Lydia Ogilby, Emeritus |

Staff Member(s) Present

- ☐ Spencer Gober, Staff Planner, Office of Community Development

Also Present: Colin Hand, Blade of Grass LLC
Tom Wilhelm, Blade of Grass LLC
Stephen Hart, Hart Assoc. Architects

1. 7:00 PM Meeting called to order.

2. 504 Concord Ave., Continued Public Hearing, Case #19-08

- a. Stephen Hart, Architect, summarized the proposed plan addition presented at the October 8 meeting to construct multiple additions at the rear of the house and revisions to a previously approved landscape plan. For this continuation hearing, Mr. Hart presented materials and design information requested by the HDC as follows:
- Slate Roofing (unless Tesla Solar Slates become available)
 - Eave detail of painted wood
 - Windows – two new wood double hung windows
 - Porch Eave detail of painted wood to match existing and a surface mounted bronze finish ceiling mounted light fixture
 - Porch Columns and Pilasters – Turncraft Roman Doric, painted
 - French Doors – wood painted
 - Window and Door Casings – wood painted to match existing
 - Red Cedar Clapboards – Size, exposure and paint to match existing
 - Porch Roofing – flat seam 20 oz. red copper
 - Infill Segment – Infill Segment at first floor gap of living room – clapboards, wood soffit and fascia to match existing

- Pedestrian Door to Underground Garage with hinge details and a bronze finish lantern.
- Adjustment of design of planting bed wall at the Arrival Court to a double curve

b. An additional roof balustrade was discussed, however it will be required to be submitted separately and posted for a separate Public Hearing.

c. Following discussion, it was moved, seconded and unanimously voted to approve the Certificate of Appropriateness.

3. 641 Pleasant Street, Continued Public Hearing, Case #19-09

a. Mr. Wilhelm and Mr. Hand, landscape design/builders, presented information on the materials and locations for the Master Plan discussed at the previous HDC meeting October 8 as follows:

- New England Rounds Stone Wall
- Bluestone Pavers as Stepping Stones set in a perennial groundcover
- Antique Granite Curb materials for a walkway
- Granite Belgian Jumbo Cobble with larger granite edge
- Hammond Lantern Post – it was agreed that the lantern will also be submitted.
- Granite Bollard
- Porch Columns and Pilasters – Turncraft Roman Doric, painted

b. Following discussion, it was moved, seconded and unanimously voted to approve the Certificate of Appropriateness.

4. 11 Sunnyside Place

a. Ms. Meier showed that the downspout image submitted by the owner did not specify materials, size or paint color. Mr. Smith will ask Mr. Gober to contact the Owner for additional information.

5. 509 Pleasant Street

a. Ms. Yazdi requested that the Commission determine if a proposed firepit would be visible from a public way. Mr. Smith agreed to visit the site.

6. State Ethics Law

a. The question was raised about the steps to be taken to assure that HDC members are appropriately following the law for projects they may be presenting to the Commission for

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approval. Mr. Smith to ask Mr. Gober to determine the correct procedures through legal counsel.

7. Meeting was adjourned at 7:55 PM.

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

Respectfully submitted,
Michael Smith