

CASE NO. 20-06

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON APPLICATION FOR ONE (1) SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on TUESDAY, MAY 5, 2020, at 7:00 PM in the Select Board's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of MARK MOORE for ONE (1) SPECIAL PERMIT under Section 6.11, Historic Accessory Building Preservation, IN ORDER TO CONVERT THE HISTORIC BARN INTO LIVING SPACE (install a bathroom) at 331 Waverley Street in a Single Residence C (SR-C) Zoning District.

Planning Board



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: ~~3/1/2020~~
4/21/2020 MTH

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 331 WAVERLEY Street/~~Road~~, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for _____

Construction of a full bathroom on second floor of existing
home office in garage / carriage house. Water and sewer will
connect to main residence. No finished work will be visible
from the exterior. Home office permitted, and in continuous use,
since 1989.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

MTH

Print Name

Mark Moon

Address

331 WAVERLEY ST.

Belmont, Mass

Daytime Telephone Number

617-489-2129



**OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT**

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

BELMONT HISTORIC DISTRICT COMMISSION

April 21, 2020

TO: Steven Pinkerton, Chair, Planning Board

FROM: Lauren Meier, Co-chair, Belmont Historic District Commission

RE: Accessory Building, 331 Waverley Street

At our April 14, 2020 meeting, the Historic District Commission reviewed the proposed project to add a bathroom to the carriage barn at 331 Waverley Street, owned by Mark and Martha Moore. The Commission voted unanimously to recommend that 1.) the structure is eligible for consideration under zoning bylaw Section 6.11 Historic Accessory Building Preservation, and 2.) the proposed project is appropriate and will not adversely affect the integrity of the property. This constitutes the HDC's approval of the project and recommendation to the Planning Board that a Special Permit be favorably considered.

The c. 1876-8 "Frank Robbins House" and carriage barn located at 331 Waverley Street and built in the Victorian Eclectic/Stick Style is one of Belmont's most important historic houses. It was identified as such in 1982 in the first inventory of historic resources in Belmont, and has been included in the list of "Historic and Archaeological Assets of the Commonwealth" managed by the Massachusetts Historical Commission. More recently, the HDC identified the property as worthy of preservation and included 331 Waverley Street in the list of historic buildings subject to Demolition Delay.

Please do not hesitate to reach out to the Commission if you have any questions.

CC: Jeffrey Wheeler, Senior Planner
Christine Zale, Office of Community Development



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

March 17, 2020

Mr. Mark Moore
331 Waverley Street
Belmont, MA 02478

RE: Denial to Convert Barn into Living Space (add a bathroom):


Dear Mr. Moore:

The Office of Community Development is in receipt of your building permit application for the conversion of your barn into living space by adding a bathroom to it. Your barn is located in a Single Residence C (SR-C) Zoning District.

Your application has been denied because it does not comply with the Town's Zoning By-Law. More specifically, Section 6.11 of the Zoning By-Law, Historic Accessory Building Preservation, requires a Special Permit from the Planning Board to add a bathroom to your barn, and thus convert it to living space.

You may alter your plans to conform to the Zoning By-Law and resubmit a building permit application, or you may request a Special Permit from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with a member of the Planning Staff at (617) 993-2666 in order to begin the process.

Sincerely,


Glenn R. Clancy, P.E.
Inspector of Buildings

Memorandum

To: Historic District Commission, Town of Belmont
From: Mark and Martha Moore
Re: Construction of a Bathroom on Second Floor of Historic Carriage Barn with No External Changes in Building

This is a request to the Historic District Commission that they approve a plan to install a bathroom in a historic building located at 331 Waverley St. The structure is a carriage barn on the property of 1887 House. The carriage barn has been there from the beginning.

In 1989, just after we moved into the house, it became apparent that the building was collapsing on its foundation. In order to save the building, significant effort had to be made to restore the foundation. Because the building was a non-conforming structure under current zoning laws, we had to make an application for a Special Permit to do the construction work to preserve the building. At the time, we also sought to build into the existing structure a "home office" to be used by the owner of the house who is a Harvard Professor as his study. There would be no commercial traffic to that "home office", nor would there be any residential use other than an occasional overnight guest when the house filled up with family on holidays. (Primarily XMAS).

We were granted the Permit with some significant restrictions on uses, and on particular features of the construction that would preclude any of the restricted uses. This included a restriction that prohibited the installation of a bathroom in the restored barn.

We went ahead and made the investments that created a study on the second floor of the carriage barn, but no bathroom. We have complied with rules about use and construction for over 20 years. (Many more or less hasty walks from barn to house on rainy and snowy days over the 20 years.)

In 2009, following a vote in the Town Meeting, the Planning Board moved to regularize policy making about the rehabilitation of historically significant buildings. Basically, they said that in order to preserve these buildings (which were viewed as an amenity for the community), they would make it somewhat easier for owners to invest in them either for "home office" or "residential use." The process was that one had to file an application for a Special Permit which would be initially turned down on the basis of old rules, but then could be re-submitted under the new rules. The new rules required that the Historic Commission state that the building being considered was, in fact, a historically significant building, and to be sure that any proposed construction work would not detract from its historical significance. It would then be considered by the Planning Board and a Special Permit either approved, denied, or approved with conditions. We are now following that process.

Attached to this letter are site plans for the property, a floor plan that describes the interior changes to be made on the second floor of the part, and a plan that shows how the proposed bathroom would be fitted into the second floor. We have also enclosed pictures of the house, and two sides of the carriage barn.

Several points may be relevant to your consideration:

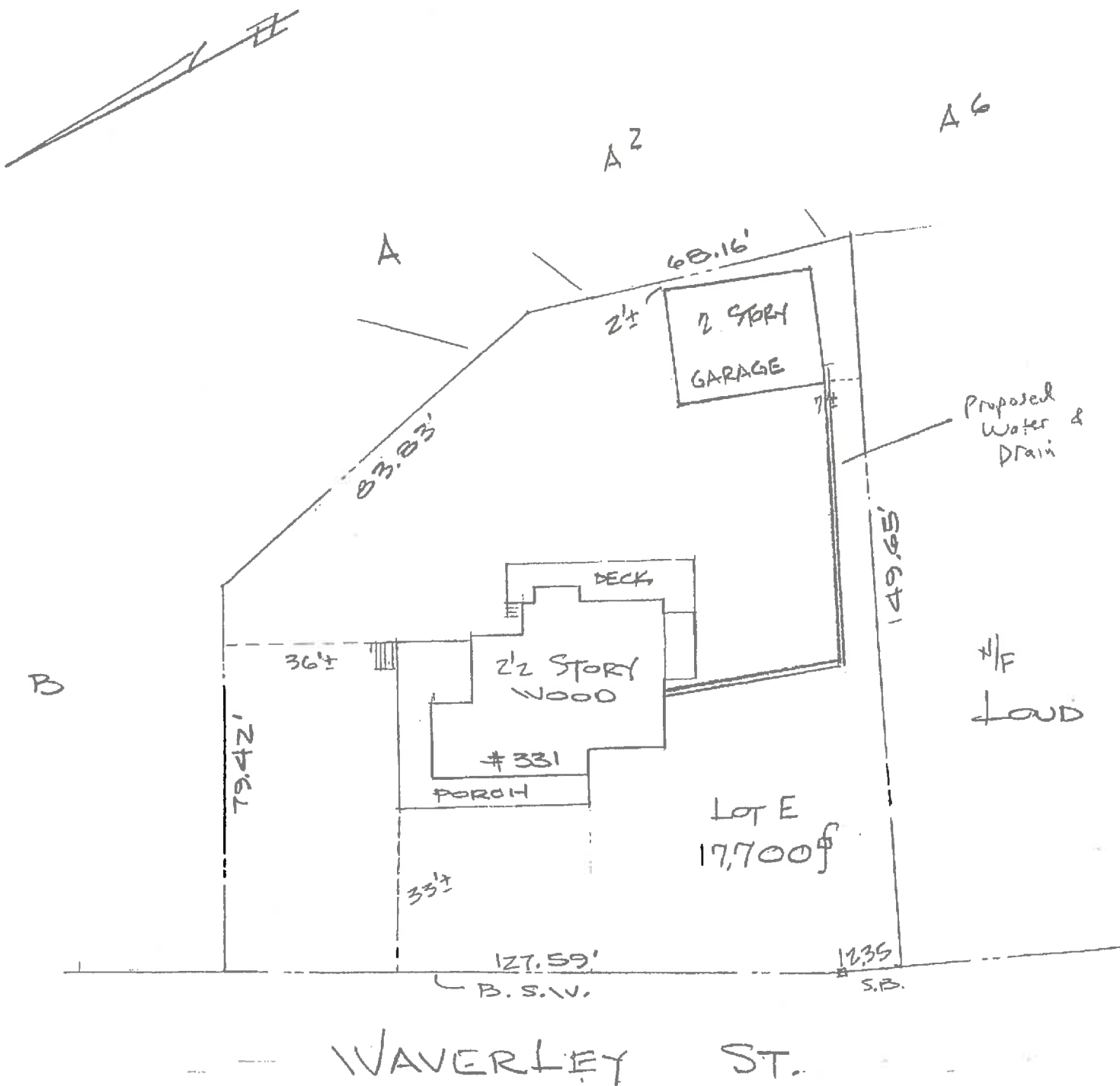
- 1) This building has been in use for this particular function continuously over more than 20 years
- 2) There are no changes planned for the exterior of the building; all the changes are in interior and will not be visible from the outside
- 3) There will be some temporary disarray from construction as we connect the carriage barn to the water system of the house, but that will soon be over, and returned to its former state.
- 4) We have been consulting with neighbors, and will continue to do so up to hearing for the Special Permit.

What we are asking for now is an indication from the Historic Commission that the Carriage Barn fits the category of a historic building so that we can add this to our application to the Zoning Board for a Special Permit.

We will be happy to attend the Historic Commission Meeting scheduled for Tuesday (3/10) at 7:00pm in Conference Room 2 at the Town Hall building to answer any questions you might have.

Yours truly,

Mark and Martha Moore

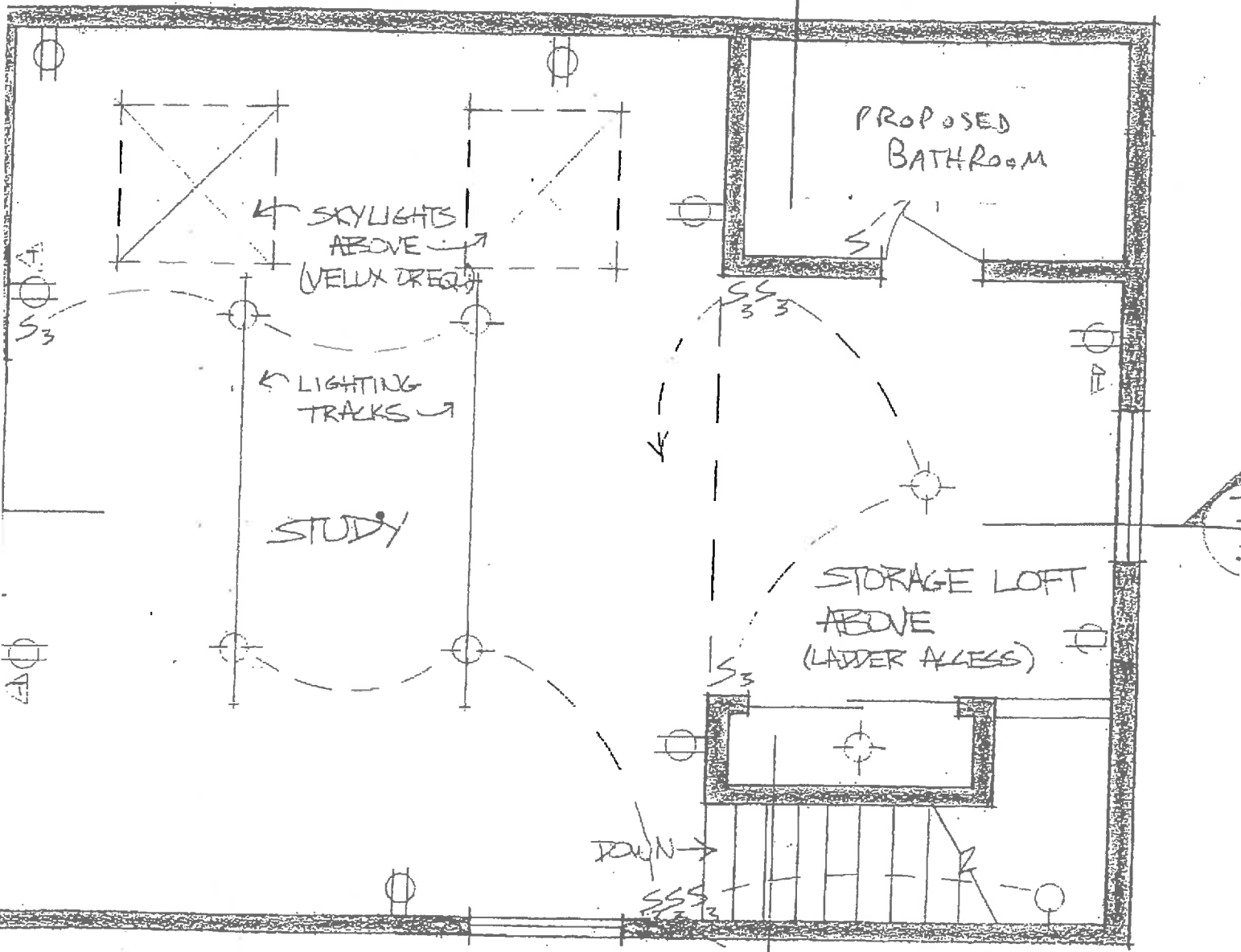


BUYER: MOORE, MARK & MARTHA
 TO THE PILGRIM MORTGAGE
 AND ITS TITLE INSURERS.

MORTGAGE INSPECTION PLAN
 LOCATED IN
BELMONT
 MASSACHUSETTS

I CERTIFY THAT I HAVE EXAMINED THE PREMISES AND THE BUILDINGS SHOWN DO ()
 CONFORM TO THE ZONING LAWS AND AMENDMENTS, I.e. (FRONT, SIDE, & REAR YARD SETBACK)
 ONLY OF BELMONT

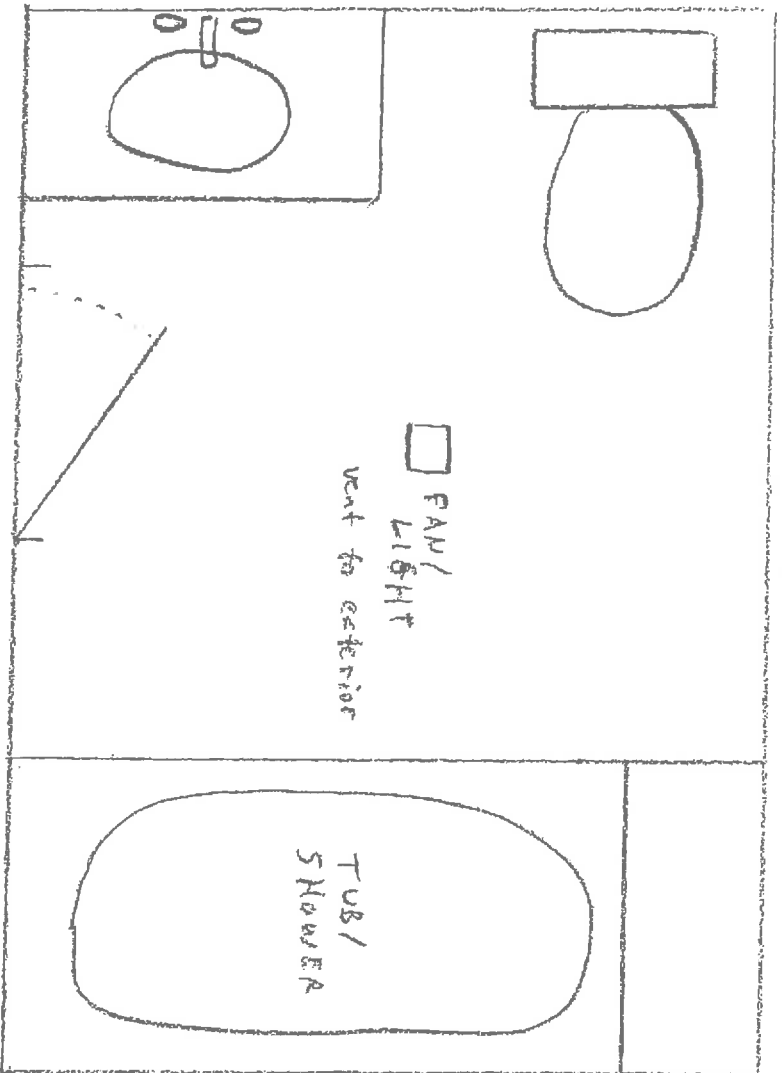
AZ



2ND FLOOR PLAN

MOORE BATHROOM

B-6



6-2

Room where bathain will go is
presently a storage closet.

Tom Blake
3/2/20







FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108

AREA	FORM NO.
R ²	25-7



Belmont
ss 331 Waverley Street
ric Name Frank Robbins House

Present Single-family residence
Original Single-family residence
SCRIPTION:

c.1876

urce Belmont Historical Society Recor

Style High Victorian Eclectic/Stick Styl.
Architect

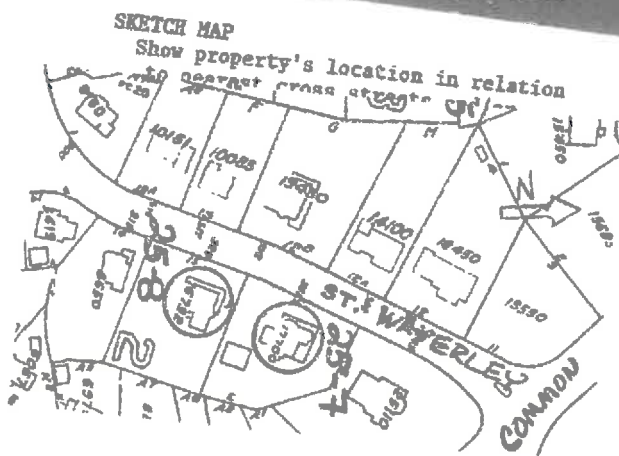
Exterior wall fabric clapboards
Outbuildings carriage house/barn

Major alterations (with dates)

Moved Date

Approx. acreage less than 1 acre

Setting Curving section of Waverley
near Common. Set amidat other historic
residences.



Recorded by Judy Williams
Organization Boston University
Date November, 1982

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and
evaluate in terms of other buildings within the community.)

The Robbins House is an example of Victorian eclectic architecture, drawing from different styles, including the Stick Style. The basic form of the house is a three-bay rectangle with gable roof that becomes a hipped roof on the southwestern side. Important features are the simple balustraded veranda which wraps around one-half of the building, the two-tiered central bay window which rises through the porch roof to end in a gable decorated with brackets in the stick style, and the delicate belvedere at the peak of the roof. The gable decoration also appears in the northeastern gable. The original clapboarding and slate roof remain. The property also includes a shingled

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state
history and how the building relates to the development of the community.)

Originally part of the Thomas Clark estate settled in the early 1700s, the site for this house was part of an early layout on "the Proposed Street to Waverley" in 1854. The land was held by the Clark heirs, however, until 1871 when eight acres were sold to George H. Smith, a land developer from Lincoln. Smith developed the land and sold this lot in 1874 to Frank Norris Robbins, a teller at the Metropolitan National Bank in Boston. Robbins was among the group of Boston suburbanites who came to Belmont in the 1870s because it provided an attractive rural setting within an easy commute to Boston by train. This house was one of the first to be built in the immediate area. Advantages of the location were its convenience to the train depot at Wellington Hill and the recent (1873) completion of Waverley Street to the Village of Waverley to the southwest. Robbins built the house at 331 Waverley in a style that reflected his status and romantic/rural ideals. It continued to be occupied by suburbanites as it was sold in 1889 to Herbert F. Rockwood, a dealer in paints and oils from Boston.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

"The Frank Robbins House", The Belmont Citizen, February 21, 1974.

Bears' Map of Belmont, 1875.

Betts, Richard B. The Streets of Belmont and How They Were Named. 1974.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: <i>Belmont</i>	Form No: <i>25-7</i>
Property Name: <i>Frank Robbins Hse.</i>	

Indicate each item on inventory form which is being continued below.

Architectural Significance:

two-stall barn with iron hay racks and an oats bin, now serving as a two-car garage.
The entire property is one of the more architecturally distinctive 19th century dwellings
in Belmont.

Staple to Inventory form at bottom