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**Belmont Historic District Commission  
MEETING MINUTES  
Tuesday, July 12, 7:00 pm  
Belmont Town Hall, Room 2**

Commission Members: Lauren Meier, Chair  
Terry McCarthy (Member)  
Lisa Harrington (Alternate Member)  
Michael Smith (Alternate Member)  
Lydia Olgilby (Member Emeritus)

Not Present: Jacob Cohen, Sue Pew

Public Attending: Stephen Knight, 504 Concord Avenue  
Mark Ward, historic greenhouse consultant  
Cynthia Trent, Hart Associates, Architects  
Cary Johnson, Open Meadow Homes  
Christopher Patzke, Gregory Lombardi, Landscape Architects  
Rebecca Verner, Gregory Lombardi, Landscape Architects

**7:05 pm Meeting called to order**

**Regular Business:**

- Meeting Minutes: No action taken. Two sets of minutes will be reviewed at the next HDC meeting.

**Informal Project Discussion, 505 Concord Avenue**

Greenhouse

- Stephen Hart, Hart Associates Architects contacted the Office of Community Development regarding changes to the scope of work for the rehabilitation of the historic greenhouse, which had been previously approved in July 2015 by the HDC. The purpose of the discussion on July 12, 2016 is to determine if the changes to the scope of work are substantial enough to warrant a new Certificate and public hearing.
- Stephen Knight, homeowner, presented the project on behalf of the design and construction team. Mr. Knight noted that the back of the greenhouse has been boarded up for about 14 years, and that it abuts the neighboring property. There is concern about visibility into the interior greenhouse from neighboring properties (privacy) as well as illumination from the greenhouse at night.
- Cary Johnson, the contractor for the project, noted other conditions that have become apparent as the work started. In particular, Mr. Johnson noted elevation issues related to the side door into the basement room of the greenhouse potting shed (to be used as a mechanical room). In order to have a full height door and reach the floor level of the basement mechanical room, Hart Architects have recommended a deeper stairwell to access the finished floor level of the basement room.

- Mr. Smith asked about the restoration of the greenhouse structure. Mark Ward, greenhouse consultant, confirmed that the restoration treatment of greenhouse armature (iron frame and glazing) will remain as specified in the original project.
- Mr. Johnson also reported on a few additional minor modifications to the original scope of work. Reclaimed brick will be used to in the project, including the south gable façade, as well as cedar shingles.
- Mr. Smith noted the importance of this restoration and thanked Mr. Knight and the project team for their thoughtful preservation work.

#### Shed

- Mr. Knight and Mr. Johnson reported on plans to repair/restore the existing shed west of the greenhouse, with approval of this work to be included in the amendment to the greenhouse Certificate. Photos of the existing shed were included in the amendment package. The scope of work is generally to repair the existing shingles, trim and windows in kind, replace roof shingles with wood, and paint to replicate existing historic colors (green with yellow trim).
- Mr. Smith moved to approve the Amendment to the Certificate of Appropriateness for the greenhouse as proposed. Discussion: Ms. Meier noted the need for a written scope of work for the shed repair, as well as noting that no public hearing would be required. The Amendment was approved 4-0.
- Ms. Meier will follow up with Hart Architects regarding the shed.

#### Pergola

- Mr. Knight expressed confusion as to why the HDC was discussing the pergola, which is a landscape structure. Ms. Meier reported that she had been contacted by the Office of Community Development regarding the pending building permit, which was the reason for discussing it during the HDC meeting.
- Christopher Patzke and Rebecca Verner of Gregory Lombardi, Landscape Architects reported that they did not think the pergola was subject to review by the HDC. They have recommended this feature to soften the visual impact of retaining wall currently under construction, upslope from the pool.
- Mr. Smith reported that he and Ms. Meier had viewed the property (greenhouse, shed and pool construction) from Sunnyside Place; the greenhouse and shed were clearly visible, and the tall construction equipment at the site of the pool was also visible. It was not possible to tell if the pergola would be visible.
- Mr. Patzke reported that the pergola height would be 4' above the retaining wall, previously reviewed by the HDC.
- It was agreed that Mr. Smith and Ms. Meier would meet with the designers on site to determine if the pergola is visible and if so, determine if a Certificate is required.

**New Business:**

- Demolitions: 55 Concord Avenue. Ms. Meier reported that she had been notified of the demolition permit. Mr. Smith reported on his site visit; the structure has some marginal historical interest but is seriously deteriorated. Ms. Harrington said she would be willing to document future demolitions and file that information at the Belmont Historical Society.

**Continuing Discussions:**

- Update on Commission Membership: Ms. Meier informed the HDC that two applications have been received from the BSA.
- Ms. Harrington provided an update on the Cultural Resource Inventory. Ms. Harrington is reviewing the last batch of inventory forms. The web component and public presentation are still pending, to be completed in the fall.
- 54-56 Waverley Street barn: Ms. Meier said she would contact Joseph Cornish regarding historical photographs.
- 467 Pleasant Street (Frost House): Mr. Smith will check in with the contractor, Steven Panosian, regarding when he intends to start work.
- Ms. Meier moved to adjourn; Ms. Harrington seconded. Approved 4-0.

**Meeting adjourned: 8:05pm**

Next meeting: Tuesday, August 9, 2016. Ms. Meier will query the members to determine if a quorum can be achieved. If not, the next meeting will be Tuesday, September 13.

Respectfully submitted by Lauren Meier  
Approved unanimously, September 13, 2016