



# Amending Demolition Delay Bylaw

April 13, 2017

Preservation of  
Historically Significant  
Buildings.

Belmont Historic District Commission

# **Belmont Historic District Commission**

## **Belmont Historical Commission**

**April 13, 2013**

**7-9:00 PM**

**AGENDA: Present Proposed Amendments to  
Demolition Delay Bylaw, and Q&A**

For more information:

[www.belmont-ma.gov/historic-district-commission](http://www.belmont-ma.gov/historic-district-commission)

**Spencer Gober, Staff Planner**  
Office of Community Development  
617.993.2666  
[sgober@belmont-ma.gov](mailto:sgober@belmont-ma.gov)



**WHY DELAY?**





## THE LIST OF SIGNIFICANT BUILDINGS

### Why do we have a Bylaw?

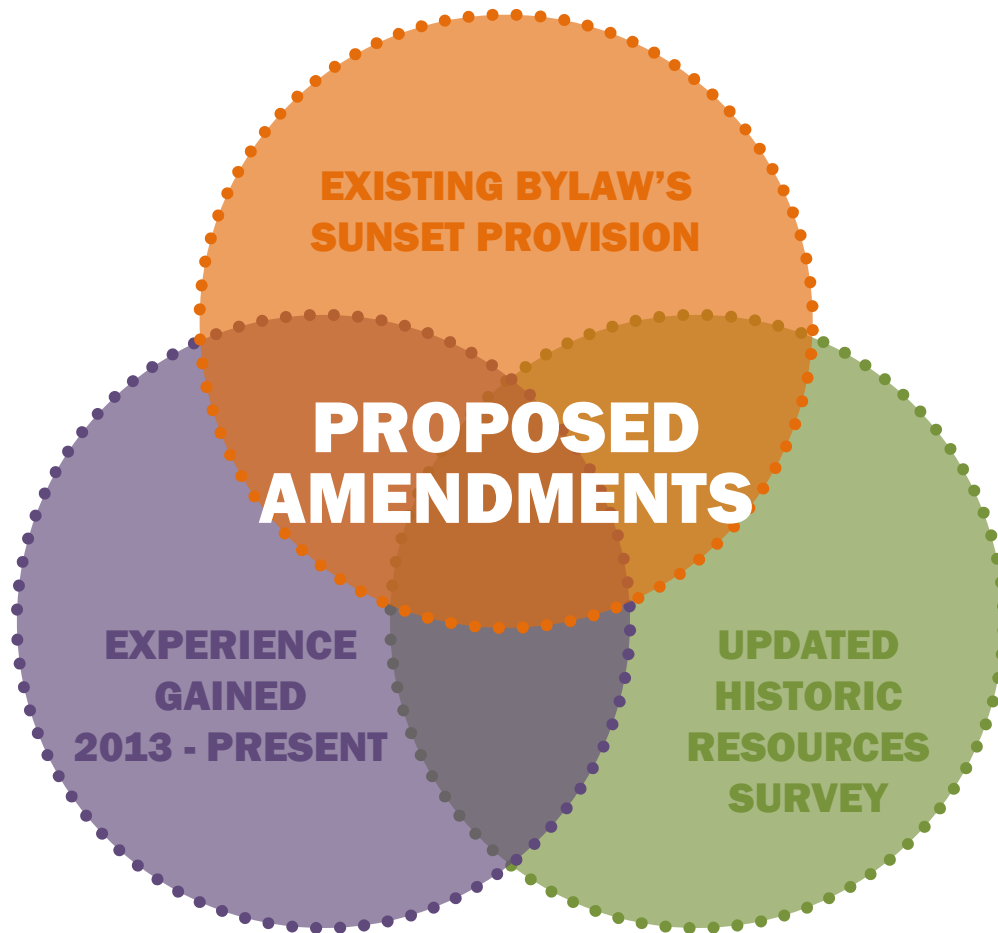
- To provide a tool to protect **historically significant buildings** that reflect the **architectural, cultural,** or **social history of the Town** and are **at risk due to development pressures.**
- **Approved by Town Meeting 2013**



307 Pleasant St.  
1844

The Henry Frost House at 307 Pleasant Street is eligible for listing on the National Register of Historic Places with local significance as a well-preserved 19th century farmhouse originally constructed in 1844 in the Greek Revival style. The building is also eligible for its association with the locally prominent Frost family.

## Why are we here?



## THE LIST OF SIGNIFICANT BUILDINGS



21 Elm St.  
1897

This was the home of prominent Belmont market gardener Richard Hittinger (1856-1921), the son of Jacob Hittinger who established the forty-acre Hittinger Farm in 1849. After 1876, Jacob's sons operated the farm as Hittinger Brothers (1876-1898) and Hittinger Fruit Company (after 1898). This is the last of the dwellings once occupied by the Hittinger family to survive.

## THE LIST OF SIGNIFICANT BUILDINGS



351 Belmont St.  
1915

The Payson Park Congregational Church is eligible for listing on the National Register of Historic Places as an excellent example of an early 20th century Gothic Revival church building designed in 1915 by prominent Cambridge architects. The restrained stone building is typical of the early 20th century phase of the style. The Church is also eligible for its associations with the growth of the Payson Park neighborhood.

Implementation and execution of the **Demolition Delay Bylaw in Belmont consists of two parts:**

1.



**The Bylaw**

2.



**The List of Significant Buildings**

1.



## The Bylaw

### THE LIST OF SIGNIFICANT BUILDINGS



65-89 Leonard St.  
1941

Constructed as an addition to the original Locatelli Block at 49-63 Leonard Street, the block at 65-89 Leonard Street is a steel, brick, stone, and wood building that originally contained six stores and ten offices. Filene's opened as the first store in the block on Saturday, May 3, 1941. J.E. Holmes designed the store's interior.



## What is Demolition Delay?

- Allows time to consider alternative approaches to **PRESERVE, REHABILITATE, or ADAPTIVELY REUSE** an historic building to maintain the **character of our community**



## THE LIST OF SIGNIFICANT BUILDINGS



111 School St.  
1898

This house is a well-preserved example of the Queen Anne style displaying many of the style's salient characteristics, such as the steeply pitched roof, octagonal tower at the northwest corner, and the single-story porch that extends across the façade to the east of the tower.



# Demolition Delay Bylaw | 1. The Bylaw

## Bylaw Elements



**Does not prohibit demolition;** temporarily pauses it to allow for consideration of alternative solutions.

Applies only to buildings placed on the **List of Significant Buildings.**

**Allows for an appeal** if an owner wants to remove his/her property from the List of Significant Buildings.

**Does not affect improvements** owners want to make (renovation, paint, window replacement, siding, etc.)

Includes consideration for **emergency demolition** due to threats to **health and safety.**

**Delay period can be** shortened or **waived** by the HDC.

## THE LIST OF SIGNIFICANT BUILDINGS



160 Common St.  
1912

St. Joseph's parish began in 1888 as a mission church of St. Malachy's Parish in Arlington. Originally meetings were held in the Belmont Town Hall until the construction of St. Joseph's Church, which is a Gothic Revival structure. Architect T. Edward Sheehan (1866-1933) of Dorchester designed the church.

# Demolition Delay Bylaw | 1. The Bylaw

## Bylaw Elements



**Does not prohibit demolition;** temporarily pauses it to allow for consideration of alternative solutions.

Applies only to buildings placed on the **List of Significant Buildings.**

**Allows for an appeal** if an owner wants to remove his/her property from the List of Significant Buildings.

**Does not affect improvements** owners want to make (renovation, paint, window replacement, siding, etc.)

Includes consideration for **emergency demolition** due to threats to **health and safety.**

**Delay period can be** shortened or **waived** by the HDC.

## THE LIST OF SIGNIFICANT BUILDINGS



160 Common St.  
1912

St. Joseph's parish began in 1888 as a mission church of St. Malachy's Parish in Arlington. Originally meetings were held in the Belmont Town Hall until the construction of St. Joseph's Church, which is a Gothic Revival structure. Architect T. Edward Sheehan (1866-1933) of Dorchester designed the church.

# Demolition Delay Bylaw | 1. The Bylaw

## Bylaw Elements



**Does not prohibit demolition;** temporarily pauses it to allow for consideration of alternative solutions.

Applies only to buildings placed on the **List of Significant Buildings.**

**Allows for an appeal** if an owner wants to remove his/her property from the List of Significant Buildings.

**Does not affect improvements** owners want to make (renovation, paint, window replacement, siding, etc.)

Includes consideration for **emergency demolition** due to threats to **health and safety.**

**Delay period can be** shortened or **waived** by the HDC.

## THE LIST OF SIGNIFICANT BUILDINGS



160 Common St.  
1912

St. Joseph's parish began in 1888 as a mission church of St. Malachy's Parish in Arlington. Originally meetings were held in the Belmont Town Hall until the construction of St. Joseph's Church, which is a Gothic Revival structure. Architect T. Edward Sheehan (1866-1933) of Dorchester designed the church.



# Demolition Delay Bylaw | 1. The Bylaw

## Bylaw Elements



**Does not prohibit demolition;** temporarily pauses it to allow for consideration of alternative solutions.

Applies only to buildings placed on the **List of Significant Buildings.**

**Allows for an appeal** if an owner wants to remove his/her property from the List of Significant Buildings.

**Does not affect improvements** owners want to make (renovation, paint, window replacement, siding, etc.)

Includes consideration for **emergency demolition** due to threats to **health and safety.**

**Delay period can be** shortened or **waived** by the HDC.

## THE LIST OF SIGNIFICANT BUILDINGS



160 Common St.  
1912

St. Joseph's parish began in 1888 as a mission church of St. Malachy's Parish in Arlington. Originally meetings were held in the Belmont Town Hall until the construction of St. Joseph's Church, which is a Gothic Revival structure. Architect T. Edward Sheehan (1866-1933) of Dorchester designed the church.



# Demolition Delay Bylaw | 1. The Bylaw

## Bylaw Elements



**Does not prohibit demolition;** temporarily pauses it to allow for consideration of alternative solutions.

Applies only to buildings placed on the **List of Significant Buildings.**

**Allows for an appeal** if an owner wants to remove his/her property from the List of Significant Buildings.

**Does not affect improvements** owners want to make (renovation, paint, window replacement, siding, etc.)

Includes consideration for **emergency demolition** due to threats to **health and safety.**

**Delay period can be** shortened or **waived** by the HDC.

## THE LIST OF SIGNIFICANT BUILDINGS



160 Common St.  
1912

St. Joseph's parish began in 1888 as a mission church of St. Malachy's Parish in Arlington. Originally meetings were held in the Belmont Town Hall until the construction of St. Joseph's Church, which is a Gothic Revival structure. Architect T. Edward Sheehan (1866-1933) of Dorchester designed the church.

# Demolition Delay Bylaw | 1. The Bylaw

## Bylaw Elements



**Does not prohibit demolition;** temporarily pauses it to allow for consideration of alternative solutions.

Applies only to buildings placed on the **List of Significant Buildings.**

**Allows for an appeal** if an owner wants to remove his/her property from the List of Significant Buildings.

**Does not affect improvements** owners want to make (renovation, paint, window replacement, siding, etc.)

Includes consideration for **emergency demolition** due to threats to **health and safety.**

**Delay period can be** shortened or **waived** by the HDC.

## THE LIST OF SIGNIFICANT BUILDINGS



160 Common St.  
1912

St. Joseph's parish began in 1888 as a mission church of St. Malachy's Parish in Arlington. Originally meetings were held in the Belmont Town Hall until the construction of St. Joseph's Church, which is a Gothic Revival structure. Architect T. Edward Sheehan (1866-1933) of Dorchester designed the church.

## Proposed Amendments:

### Non-substantive



**Standardize formatting** to match General Bylaws



**Increase Sunset Provision** from 3 years to 5 years



**Add** definition of “**Demolish**”



Delete **Severability Clause**

### Content Related



**Add Exclusions Section**



Add a **provision for buildings not demolished**



Standardize the **length of delay to 12 months** for all uses

## THE LIST OF SIGNIFICANT BUILDINGS



69 Pinehurst Rd.  
1948

The Clarence Howlett House is eligible for listing on the National Register as a unique local example of the work of preeminent architect Walter Gropius working in concert with Benjamin Thompson (The Architects Collaborative). Constructed in 1948, the house is a well-preserved example of the International Style. Architectural Forum featured the house in June 1950.

## Proposed Amendments: Not Content Related



### Standardize formatting to match General Bylaws

- **Needed to be consistent with** recent efforts of the Bylaw Review Committee to standardize the **format for all Town General Bylaws.**



### Increase Sunset Provision from 3 years to 5 years

- **Allows the Town to review** the **effectiveness of the Bylaw.**
- **Provides an opportunity to assess the List of Significant Buildings** to ensure it continues to represent buildings **of the highest historical and/or architectural significance.**



### Add definition of “Demolish”

- Needed for **clarity within the Bylaw**
- **To engage in Demolition**



### Delete Severability Clause

- **No longer needed** because Bylaw Review Committee created a Severability Clause that covers all Town General Bylaws.

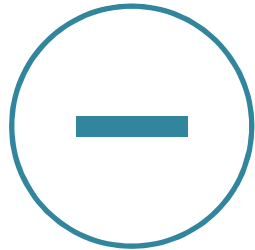
## THE LIST OF SIGNIFICANT BUILDINGS



55 Alexander Ave.  
1875

Built on the farmland of W.H. Locke, this mid 19th century cottage is of interest as a modest, scaled-down example of the French Second Empire style. Locke married his wife Sarah in 1869 and it is possible the house was built at that time.





## Add Exclusions Section

- **Creates clarity** that is lacking in the definition of Demolition.
- Identifies **activities NOT considered demolition** for the purposes of this Bylaw.
- **Examples** not considered demolition:
  - Routine maintenance
  - Interior renovations
  - Adding a dormer
  - Removing a porch
  - Removing architectural details
  - Removing non-historic additions

## THE LIST OF SIGNIFICANT BUILDINGS



58-60 Oakley Rd.  
1915

The two family dwelling at 58-60 Oakley Road is eligible for listing on the National Register of Historic Places with local significance as a unique two-family dwelling in the English Revival style. It is a rare example of rubble construction and complements the Belmont Library at 75 Oakley Road. The building is also eligible for its association with the locally prominent Benton family.



## Add provision for buildings not demolished

- Works to **avoid having buildings removed** from the List **when no actual plans for demolition** and/or redevelopment of the property **exists.**
- When a Building Permit expires, property owners must reapply for a Building Permit; this provision functions in much the same way.

## THE LIST OF SIGNIFICANT BUILDINGS



46-48 Leonard St.  
1890

The building is located on Leonard Street, laid out from Moore Street to Pleasant Street in 1890. The 1898 map labels the building as being owned by J. Perault. A house painter, Perault lived at the corner of Moore and Leonard Streets and his shop on Leonard Street was apparently in this building.



## Standardize length of delay to 12 months

- **Provides sufficient time** for effective dialogue with a property owner or developer.
- **Creates a clearer process** for all affected properties.
- All **comparable communities** with Demolish Delay Bylaws **use a single length of delay for all uses.**

## THE LIST OF SIGNIFICANT BUILDINGS

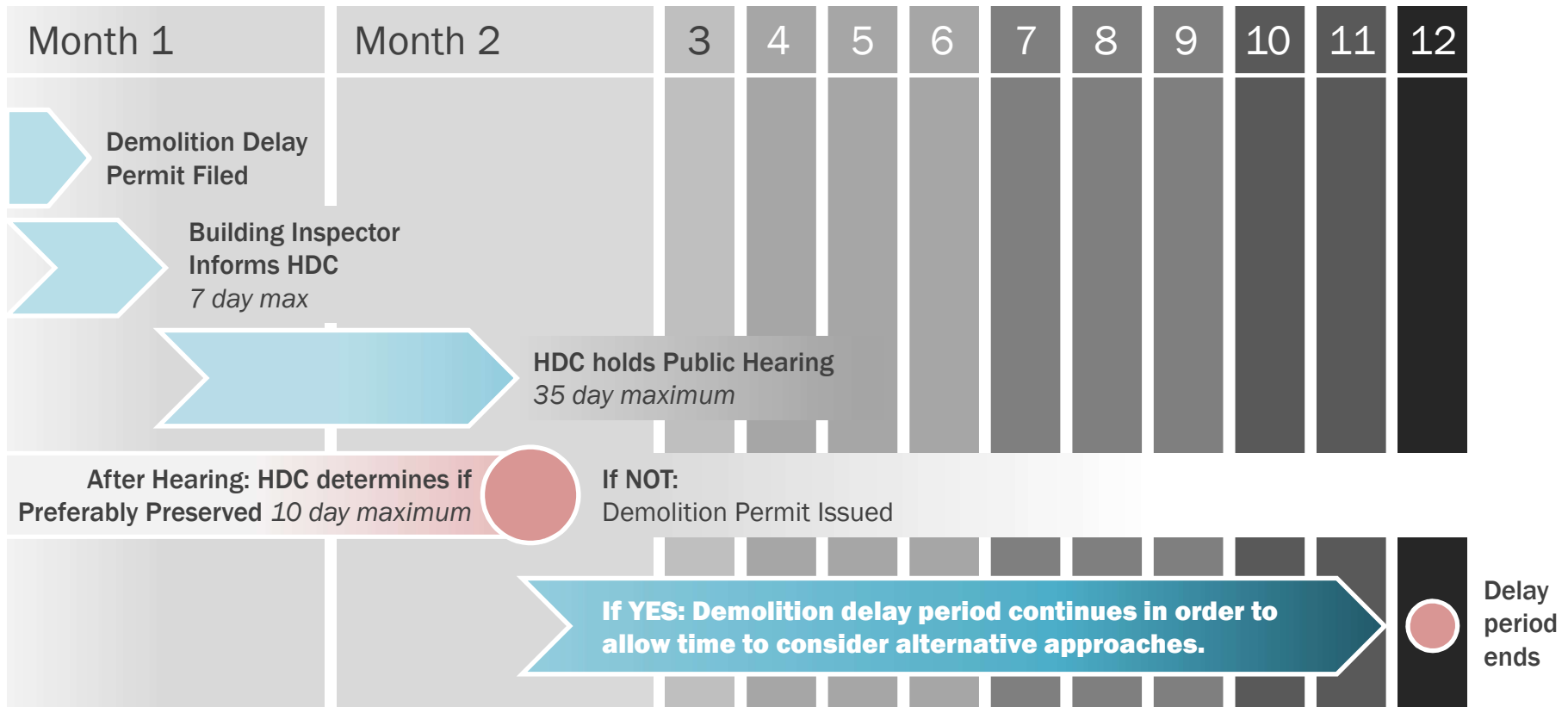


41 Willow St.  
1910

Originally owned by Charles and Louise Merrow, one of Belmont's best known merchants in the early to mid 20th century, this house exhibits elements of the Queen Anne and Colonial Revival styles. In 1905 Merrow opened a "country store" at the crossroads of Cushing Square.

# Demolition Delay Bylaw | 1. The Bylaw

## The Process



\*In certain circumstances, the HDC can waive or shorten the 12 month delay period.



2.



## The List of Significant Buildings

### THE LIST OF SIGNIFICANT BUILDINGS



69 Waverley St.  
1890

Waverley Street was laid out between Waverley and Belmont Centers in 1873 but this lot remained unbuilt for almost another twenty years. 69 Waverley Street is a well-preserved example of the Queen Anne style, and as is typical of the style, it blends wood clapboards with decorative wood shingles.

## Demolition Delay Bylaw | 2. The List

### Why have the List?

- To **streamline** the process
- To **provide clarity**
- To **ensure the Bylaw only applies to** architecturally, historically, and culturally **significant buildings**



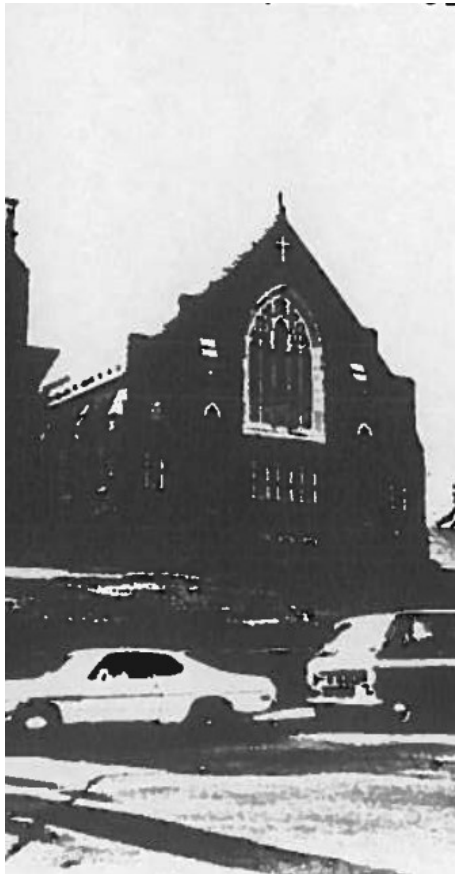
## THE LIST OF SIGNIFICANT BUILDINGS



15 Clover St.  
1911

The house appears to be eligible for the National Register as a contributing resource in a potential Clark Hill historic district, and the house is an interesting example of the English Revival Style that found some popularity in New England during the early 20th century. The home was constructed in 1911 and designed by Boston architect, William H. Cox.

## The 2016 Historic Resources Survey



Funded in 2013 with **Community Preservation Act** funds, and based on **Massachusetts Historical Commission methodologies**.

**Updated and expanded** the survey of historic properties **originally completed in 1982**.

Inventoried **areas** of Belmont **not previously inventoried** to identify **under-represented building types**.

Identified significant pre-1900 buildings that were **not previously inventoried**.

**Provided data to identify and analyze** the most important **historic resources** that are **integral to the Town's historic character and identity**.

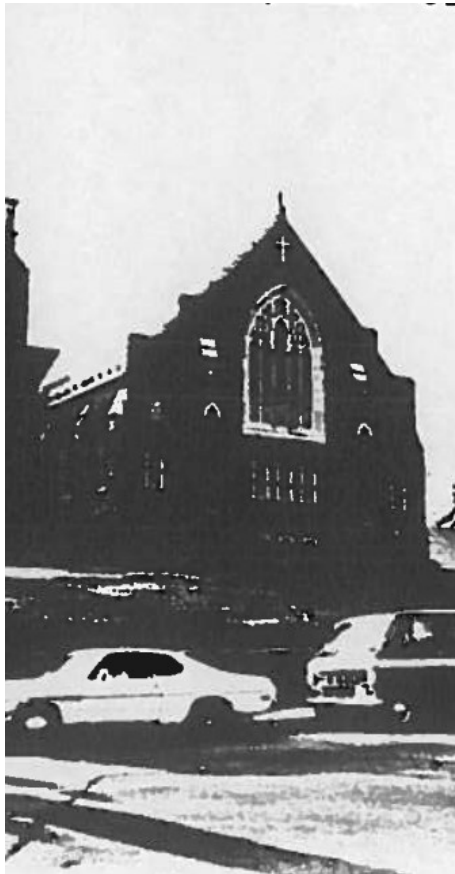
## THE LIST OF SIGNIFICANT BUILDINGS



421 Common St.  
1922-1939

The Belmont Methodist Church is an impressive early 20th century Gothic Revival style church constructed of ashlar stone with stone trim. Other typical details of the style include buttresses with stone weatherings and crenellation. The church's gabled east façade is dominated by a large pointed arch opening filled with stained glass and intersecting, curvilinear tracery and flanked by stone buttresses.

## The 2016 Historic Resources Survey



Funded in 2013 with **Community Preservation Act** funds, and based on **Massachusetts Historical Commission methodologies**.

**Updated and expanded** the survey of historic properties **originally completed in 1982**.

Inventoried **areas** of Belmont **not previously inventoried** to identify **under-represented building types**.

Identified significant pre-1900 buildings that were **not previously inventoried**.

**Provided data to identify and analyze** the most important **historic resources** that are **integral to the Town's historic character and identity**.

## THE LIST OF SIGNIFICANT BUILDINGS

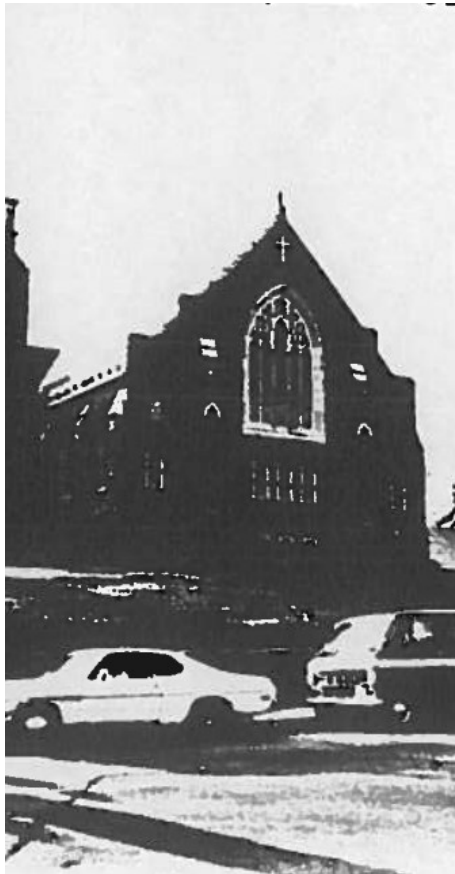


421 Common St.  
1922-1939

The Belmont Methodist Church is an impressive early 20th century Gothic Revival style church constructed of ashlar stone with stone trim. Other typical details of the style include buttresses with stone weatherings and crenellation. The church's gabled east façade is dominated by a large pointed arch opening filled with stained glass and intersecting, curvilinear tracery and flanked by stone buttresses.



## The 2016 Historic Resources Survey



Funded in 2013 with **Community Preservation Act** funds, and based on **Massachusetts Historical Commission methodologies**.

**Updated and expanded** the survey of historic properties **originally completed in 1982**.

Inventoried **areas** of Belmont **not previously inventoried** to identify **under-represented building types**.

Identified significant pre-1900 buildings that were **not previously inventoried**.

**Provided data to identify and analyze** the most important **historic resources** that are **integral to the Town's historic character and identity**.

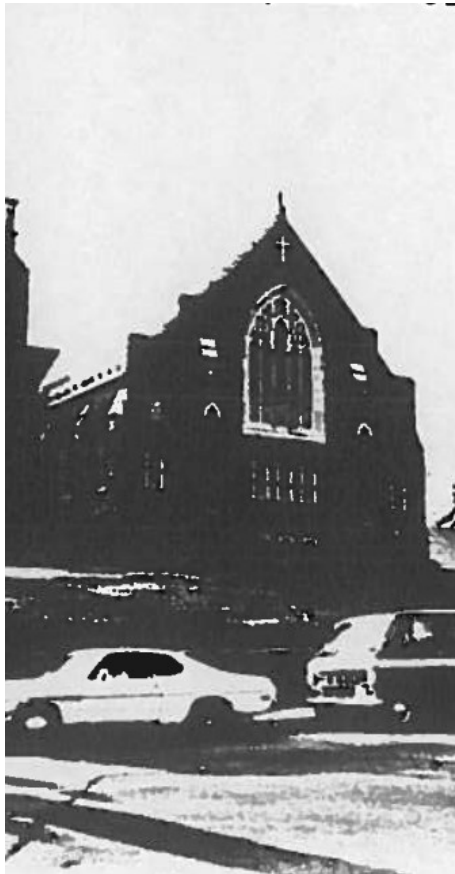
## THE LIST OF SIGNIFICANT BUILDINGS



421 Common St.  
1922-1939

The Belmont Methodist Church is an impressive early 20th century Gothic Revival style church constructed of ashlar stone with stone trim. Other typical details of the style include buttresses with stone weatherings and crenellation. The church's gabled east façade is dominated by a large pointed arch opening filled with stained glass and intersecting, curvilinear tracery and flanked by stone buttresses.

## The 2016 Historic Resources Survey



Funded in 2013 with **Community Preservation Act** funds, and based on **Massachusetts Historical Commission methodologies**.

**Updated and expanded** the survey of historic properties **originally completed in 1982**.

Inventoried **areas** of Belmont **not previously inventoried** to identify **under-represented building types**.

Identified significant pre-1900 buildings that were **not previously inventoried**.

**Provided data to identify and analyze** the most important **historic resources** that are **integral to the Town's historic character and identity**.

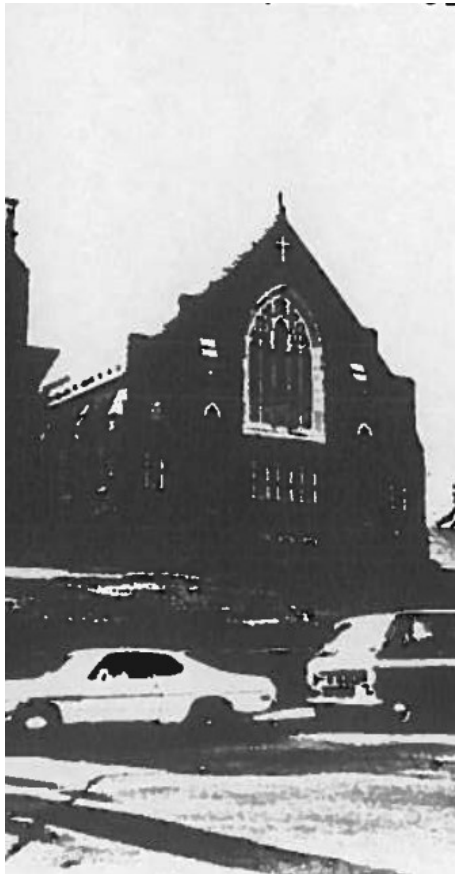
## THE LIST OF SIGNIFICANT BUILDINGS



421 Common St.  
1922-1939

The Belmont Methodist Church is an impressive early 20th century Gothic Revival style church constructed of ashlar stone with stone trim. Other typical details of the style include buttresses with stone weatherings and crenellation. The church's gabled east façade is dominated by a large pointed arch opening filled with stained glass and intersecting, curvilinear tracery and flanked by stone buttresses.

## The 2016 Historic Resources Survey



Funded in 2013 with **Community Preservation Act** funds, and based on **Massachusetts Historical Commission methodologies**.

**Updated and expanded** the survey of historic properties **originally completed in 1982**.

Inventoried **areas** of Belmont **not previously inventoried** to identify **under-represented building types**.

Identified significant pre-1900 buildings that were **not previously inventoried**.

**Provided data to identify and analyze** the most important **historic resources** that are **integral to the Town's historic character and identity**.

## THE LIST OF SIGNIFICANT BUILDINGS



421 Common St.  
1922-1939

The Belmont Methodist Church is an impressive early 20th century Gothic Revival style church constructed of ashlar stone with stone trim. Other typical details of the style include buttresses with stone weatherings and crenellation. The church's gabled east façade is dominated by a large pointed arch opening filled with stained glass and intersecting, curvilinear tracery and flanked by stone buttresses.

# Demolition Delay Bylaw | 2. The List

## Inventory Forms

### FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
 MASSACHUSETTS ARCHIVES BUILDING  
 220 MORRISSEY BOULEVARD  
 BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number  
 12-133 Boston North C BLM 827

Town/City: Belmont

Place (neighborhood or village):  
 Cushing Square

Address: 105-115 Trapelo Road/463-465 Common St

Historic Name: Zebedee Cliff Block

Uses: Present: commercial

Original: commercial

Date of Construction: 1922

Source: building permit

Style/Form: Classical Revival

Architect/Builder: Zebedee Cliff, arch./bldr.

Exterior Material:

Foundation: not visible

Wall/Trim: stone and brick

Roof: tar and gravel

Outbuildings/Secondary Structures:  
 none

Major Alterations (with dates):

1951 – new storefront 105-113 Trapelo

date? – new storefronts Common Street

date? – removal of rooftop ornament

Condition: good

Moved: no  yes  Date:

Acres: 0.088 SF

Setting: corner lot in busy commercial center

#### Photograph



#### Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month/year): September 2014

12/12

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

### INVENTORY FORM B CONTINUATION SHEET

BELMONT 105-115 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION  
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No  
 C BLM 827

Recommended for listing in the National Register of Historic Places.  
 If checked, you must attach a completed National Register Criteria Statement form.

#### ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This block of early 20<sup>th</sup> century Classical Revival storefronts wraps around the corner of Trapelo Road and Common Street. Although the storefronts have all been remodeled with new lower panels, metal doors and new glass, the individual stores are still defined by a system of fluted pilasters which support a wide frieze decorated by elongated quatrefoil panels. It appears that additional ornament (anthemion?) once capped each pilaster but these have been wrapped in metal or removed. On the corner the parapet is capped by an arched panel flanked by finials.

#### HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This block is one of many so-called "taxpayer" blocks constructed in Cushing Square in the 1920's to provide shops and services for the area's rapidly growing population. There is no building on the site at the time of the March 1922 Sanborn map but it was likely built soon thereafter and was definitely in place by 1925. The land, part of the 36-acre Palfrey Estate was subdivided in 1920. This property was lots 1, 2 & 44 of the subdivision.

The land was sold by Ursula Ryan of Malden to Zebedee Cliff of Somerville in May 1922 (Book 4515, Page 76). Zebedee Estey Cliff (1863-1934) was born in New Brunswick, Canada and came to Boston at the age of 19 initially working as a carpenter. In time he became a successful builder/developer and constructed many buildings in Somerville, served as Mayor of Somerville for four terms, and was president of a shipbuilding company in Maine (East Coast Ship Company). His home at 29 Powderhouse Terrace in Somerville is listed on the National Register of Historic Places.

Cliff applied for a building permit to build these stores in June 1922 and is listed as the owner/architect/builder. As constructed, the block consisted of nine stores, 10 feet high and was valued at \$40,000. In November 1922 Cliff sold "land with buildings" to Bells Chaffee of Belmont (Book 4574, Page 38). The property passed through several hands in the next few years including Mattiea Roche of Belmont, William Stevens of Brookline and David Garfinkle and Samuel Barkin of Brookline. In 1927 Garfinkle and Barkin sold the block to Moses Williams, Edwin Brooks and George Howland, Trustees of the Chain Store Realty Trust (Book 5116, Page 108). The property was purchased by Hagop and Nevert Misakian in 1957 and has been owned by the family ever since.

Directories indicate that the block has been historically occupied by a mix of businesses. In 1925 the tenants included Arlington Fruit Store (453 Common), Edward T. Harrington Real Estate (455), the Payson Park Drug Store (456), Raymond Foyle real estate (105 Trapelo), N.M. Brown dry goods (106), Craft & McDonald Provisions (111), and J.W. Stone & Co. autos (115). By 1939 several larger regional/national stores had been added into the mix of smaller businesses. These included A & P at 453 Common and Hood Creamery at 455. Macy Drug was located at 456 Common.

Continuation sheet 1

## THE LIST OF SIGNIFICANT BUILDINGS



105-115 Trapelo Rd.  
 1922

This block is one of many constructed in Cushing Square in the 1920's to provide shops and services for the area's rapidly growing population. There is no building on the site at the time of the March 1922 Sanborn map but it was likely built soon thereafter and was definitely in place by 1925. The land, part of the 36-acre Palfrey Estate, was subdivided in 1920.

All forms are available on the HDC webpage:

[www.belmont-ma.gov/historic-district-commission/pages/inventory-forms-trapelo-road](http://www.belmont-ma.gov/historic-district-commission/pages/inventory-forms-trapelo-road)



## Existing v. Proposed List

**149**

Existing List based on 1979-1982 data

- **3**

Removed (Destroyed by fire or demolished)

- **35**

Removed based on 2016 Survey results

---

**111**

Properties remaining on the proposed List

+ **71**

Added based on 2016 Survey results

---

**= 182**

Total buildings and structures on the proposed List

## THE LIST OF SIGNIFICANT BUILDINGS

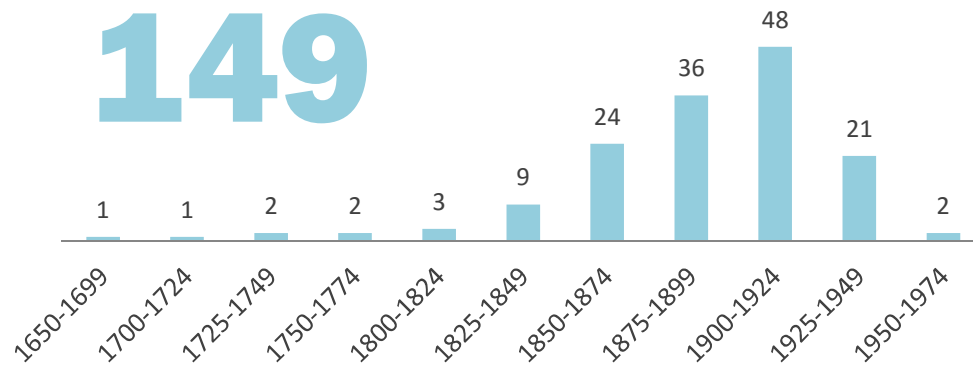


191 Clifton St.  
1930

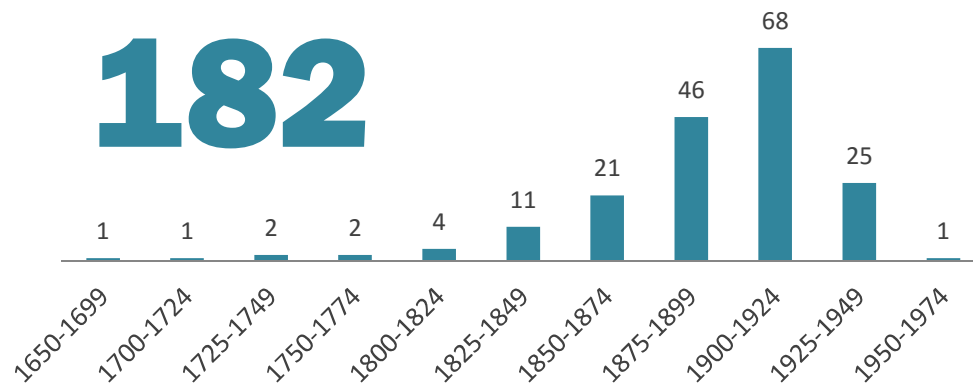
This home is a good example of the Tudor Revival style, with a brick exterior with concrete and stucco trim, and is located within the first phase of development of the Belmont Hill Company.

## The List by Period Built

Total Buildings on the **Existing List** by Period Built



Total Buildings on the **Proposed List** by Period Built



## THE LIST OF SIGNIFICANT BUILDINGS



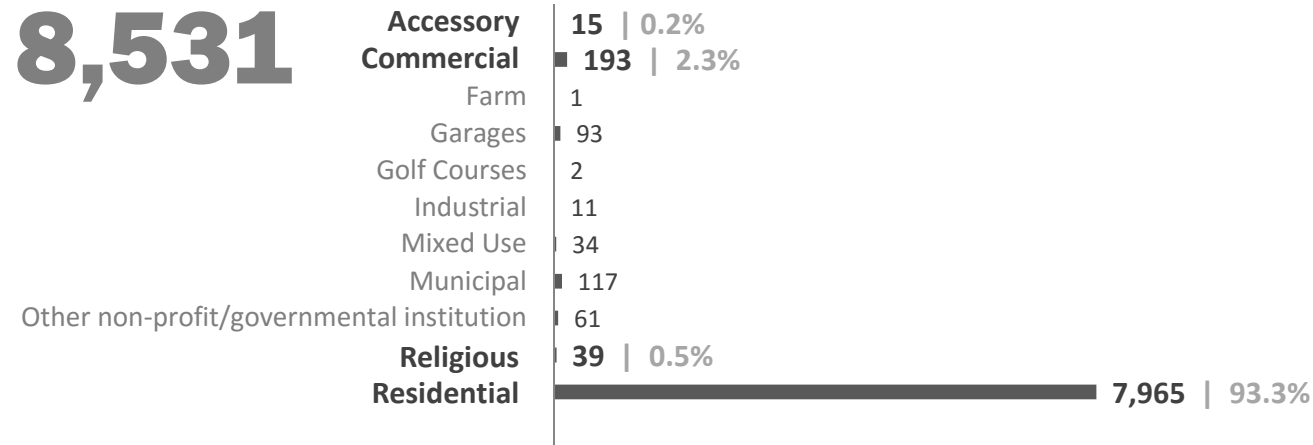
181 Lexington St.  
1913

This land was part of a larger parcel purchased by the Whitcomb family in 1888, which included the mansion house that stands at the corner of Belmont Street and Knowles Road across the town line. The present house was built after subdivision of the land, and Building Department records indicate it was to be built according to "private plans."

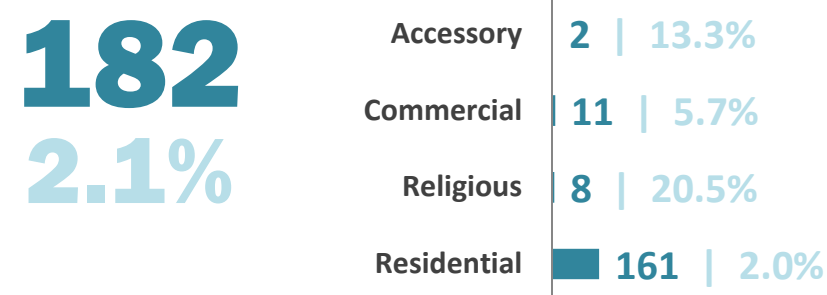
# Demolition Delay Bylaw | 2. The List

## All Assessed Properties v. the List

Total Properties in Belmont by Assessed Use



Total Buildings on the Proposed List by Use



## THE LIST OF SIGNIFICANT BUILDINGS

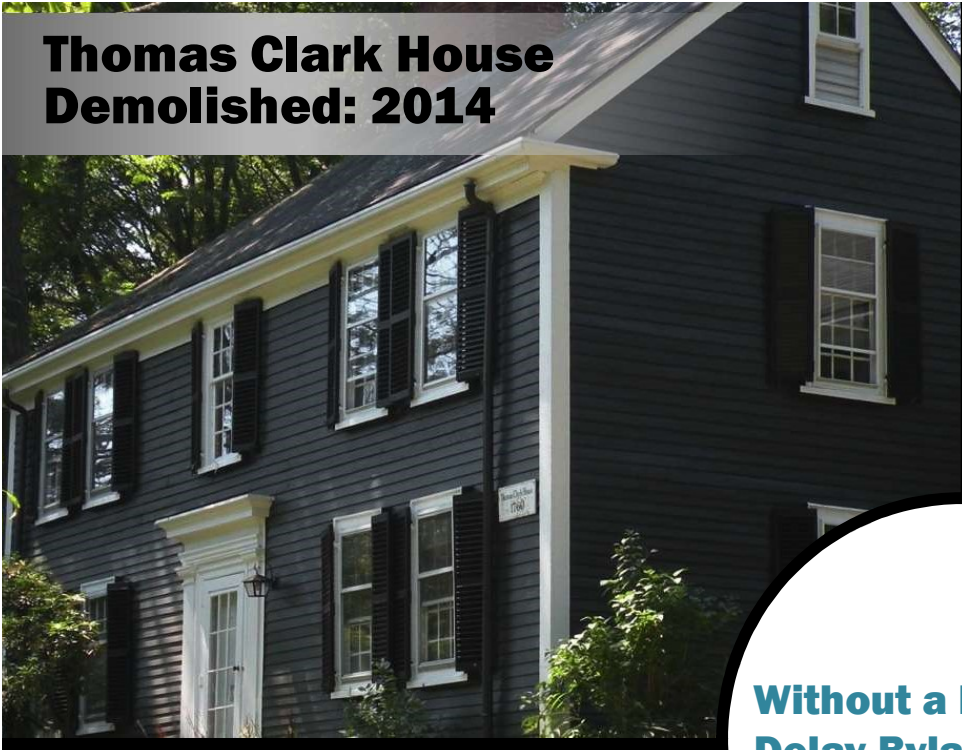


139-141 Lexington St.  
1870

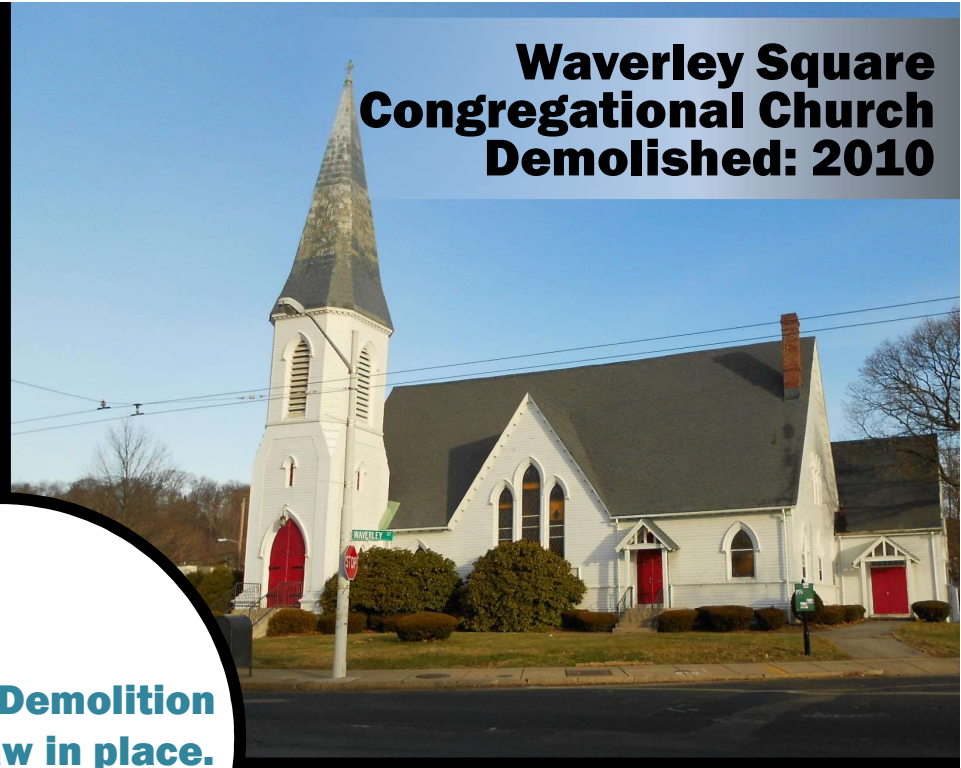
A two-story building in the French Second Empire style, this has served as both a two and single family dwelling since its construction. The symmetrical but entryless façade has two central windows flanked by a three-sided bay on either side. The mansard roof retains polychromatic fishscale slate shingles and gabled dormers decorated by trusses and stickwork. The central dormer has an ornamental iron balcony.



**Thomas Clark House  
Demolished: 2014**

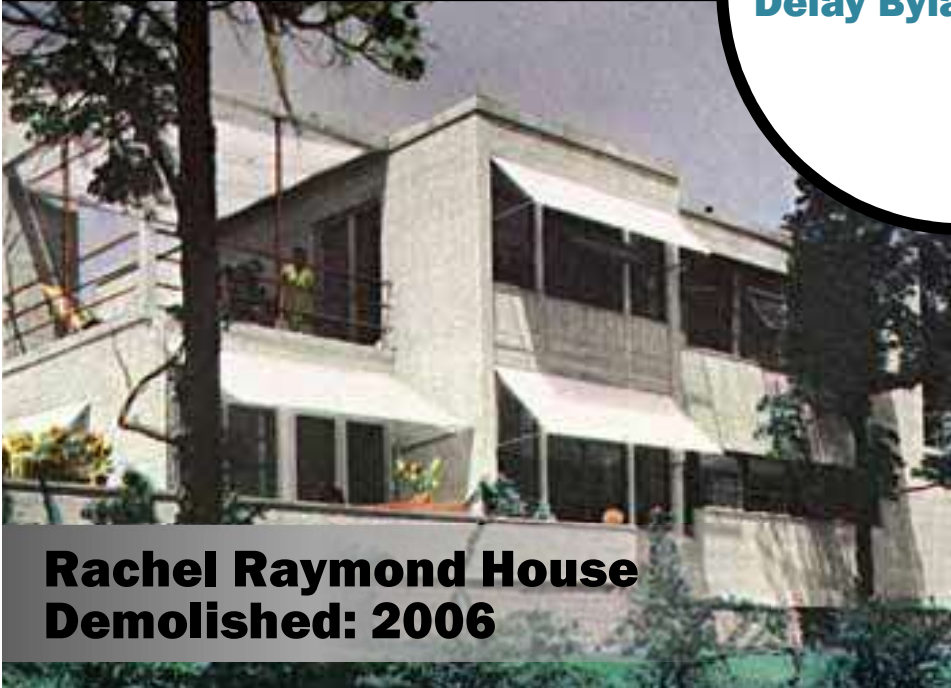


**Waverley Square  
Congregational Church  
Demolished: 2010**



**Without a Demolition  
Delay Bylaw in place.**

**Rachel Raymond House  
Demolished: 2006**



**Our Lady of Mercy Rectory  
Demolished: 2010**







## Questions and Answers

[www.belmont-ma.gov/historic-district-commission](http://www.belmont-ma.gov/historic-district-commission)

**Contact:**

**Spencer Gober, Staff Planner**

Office of Community Development

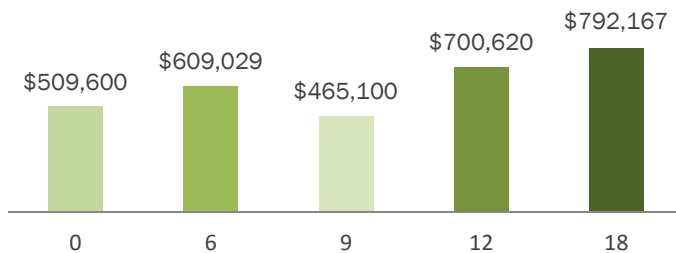
617.993.2666

[sgober@belmont-ma.gov](mailto:sgober@belmont-ma.gov)

# Demolition Delay Bylaw | 1. The Bylaw

## Comparable Towns Bylaw Research

Average Home Price in the Comparable Communities by Length of Delay Period

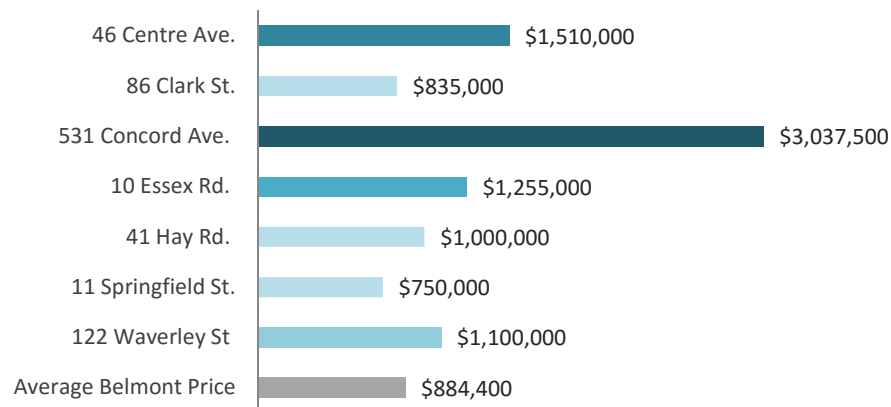


Data for average home price is from [www.zillow.com](http://www.zillow.com) as of January 3, 2017

Four communities have average home prices that are greater than Belmont's:

Wellesley: Considering 12 months, \$1,250,700  
Winchester: 12 months, \$934,400  
Newton: 18 Months, \$928,500  
Lexington: 12 months, \$904,100

Recent Sales Information for Properties on the Existing List



## THE LIST OF SIGNIFICANT BUILDINGS



8 Tyler Rd.  
1928

This house is located within the second phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. Walter Gaskill was granted a building permit in 1928 for the construction of the house; the architect was Robert T. Walker of Boston. Mitt and Ann Romney owned the house from 1972 until 1989.

## Comparable Towns Bylaw Research

**3.8**

Average number of historic districts in comparable communities.

**14**

Average delay period (in months) in comparable communities.

Community	Number of Historic Districts	Length of Delay
Arlington	7	12 months
Brookline	7	18 months
Lexington	4	12 months
Newton	4	18 months
Watertown	1	12 months
Winchester	0	12 months

## THE LIST OF SIGNIFICANT BUILDINGS

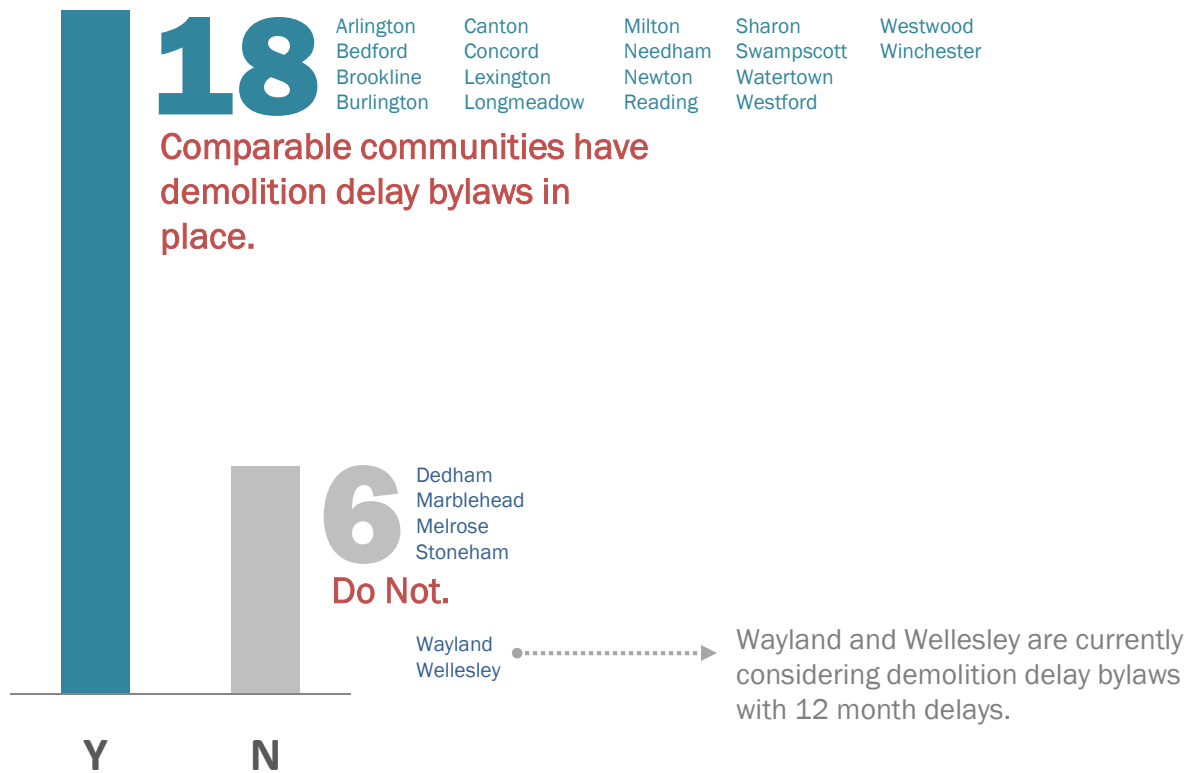


95 Clifton St.  
1820

The house at 95 Clifton Street is significant as one of the oldest houses on Belmont Hill. The 2 ½-story dwelling is an example of the Federal style constructed ca. 1820 but likely also bears the imprint of Colonial Revival alterations in the early 20th century. J. Varnum Fletcher (1812-1899), one of the original town Selectmen and also a Library Trustee, owned the house in the late 19th century.

# Demolition Delay Bylaw | 1. The Bylaw

## 24 Comparable Towns' Bylaws



## THE LIST OF SIGNIFICANT BUILDINGS



410 Common St.  
1890

A Queen Anne style dwelling, 410 Common Street is one of the earlier homes in the Payson Park neighborhood. Payson Park Land Company featured the home on the cover of its 1898 brochure. The house predates many homes in the neighborhood, and is also notable for being owned by the same family for over 100 years.



## THE LIST OF SIGNIFICANT BUILDINGS



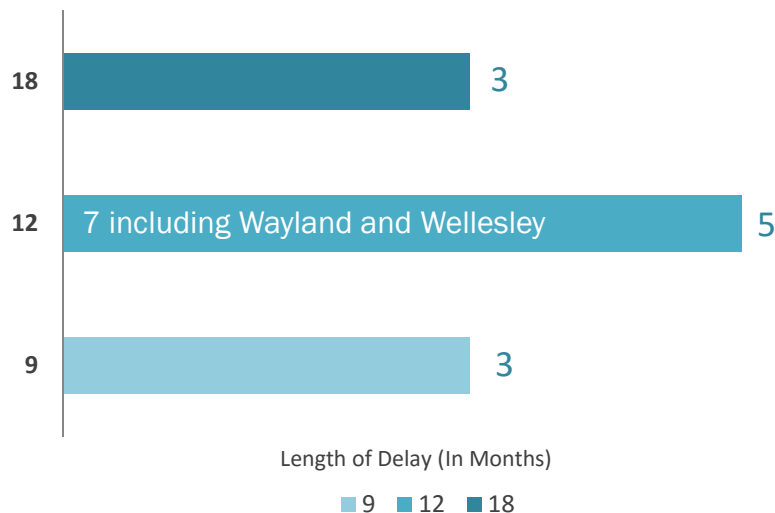
96 School St.  
1895

William W. Lowe owned this house, which is part of the Belmont Park subdivision laid out by Lowe in 1894. Belmont Park was an early speculative development of single family houses in Belmont, and advertisements touted the development as being comprised of "moderately-priced suburban homes."

## Comparable Towns Bylaw Research

**11** Comparable communities have delay lengths longer than 6 months.

Number of Comparable Communities by Length of Delay (in Months)



- Arlington: 12 months
- Bedford: 18 months
- Brookline: 18 months
- Lexington: 12 months
- Longmeadow: 9 months
- Milton: 9 months
- Newton: 18 months
- Sharon: 12 months
- Swampscott: 9 months
- Watertown: 12 months
- Winchester: 12 months

- Wayland: 12 months
- Wellesley: 12 months