

BELMONT HISTORIC DISTRICT COMMISSION

November 3, 2004

Town Hall

Meeting Minutes

Commission Members Attending: Co-chairs Richard Cheek and Lydia Ogilby, Paul Bell, Lisa Harrington, Arleyn Levee, Nancy Richards, Michael Smith, Sharon Vanderslice. Associate Member: Matthew Genta. Absent: Linn Hobbs, Richard Pichette.

WAVERLEY FIRE STATION

Lisa Harrington reported that a draft Preservation Restriction for this town-owned property had been sent to Michael Steinitz of the Massachusetts Historical Commission and Roger Colton of the Waverley Fire Station Re-Use Steering Committee for review. The town plans to attach this Restriction to the deed when the property is sold.

DEMOLITION DELAY

Tim Higgins of the Office of Community Development has asked the Historic District Commission to provide a draft of a demolition delay bylaw for consideration by the Planning Board, and ultimately by the Town Meeting in the spring. Matthew Genta agreed to write a draft and bring it to the Commission's next meeting on December 2.

PRESERVATION OF HISTORIC OUTBUILDINGS

Richard Cheek reported that he had met with Belmont residents Kit Dreier and Sam Knight and Senior Planner Tim Higgins to discuss the wording of a proposed bylaw amendment (which was presented at the October 7 meeting) that is intended to encourage reuse of historic outbuildings. References to possible subdivision of the properties involved were removed and further changes in the language will be made by the proposers before they resubmit the draft to the HDC.

504 CONCORD AVENUE

Lisa Knight, the new co-owner of this 1826 Federal house in the Historic District, and her architect, Thomas Huth, presented preliminary floor plans and elevations for renovation and expansion of the home's c. 1900 carriage house. This renovation would make room for larger cars to be parked inside, allow for a larger apartment on the second floor, and bring the building into compliance with current safety codes. Under the proposed plan, the pitch of the roof would be changed from 1:5 to 1:6 and the ridgeline would be set back farther from the street. After reviewing the plan, Commission members asked the architect to tie the design of the garage more closely to that of the main house, to make

the proposed balusters on the second story less heavy, to retain the transom above the garage doors, and to consider decreasing the pitch of the roof. Mr. Huth will return with finished architectural drawings and a master plan sketch of the main house and the carriage house together.

624 PLEASANT STREET

Laura Erwin, owner, came before the Commission to discuss the installation of new gutters on her house. A contractor had already begun replacing the old wooden gutters with new black metal ones. Ms. Erwin was unaware that owners who wish to change the fabric or design of their gutters must first seek the approval of the Commission. Work has been suspended by order of the Building Inspector and Commission member Matthew Genta will visit the property to advise Ms. Erwin on how to proceed.

HISTORIC DISTRICT DESIGN GUIDELINES

Lisa Harrington will email the most recent revision of these guidelines to other Commission members for review. The final guidelines will be posted on the town website, published in a booklet for residents of the Historic District, and hand delivered to Belmont realtors.

LIBRARY SITE PLANNING

Commission member Paul Bell, who serves on the Library Site Planning Committee, reported that further discussion of the proposed plan for construction of a new library and pool on Concord Avenue was necessary to ensure that all interested parties, including abutters, agreed on guiding principles (in writing) for site and building design. Work sessions will be scheduled in December 2004.

NEWSPAPER ARTICLES ON HISTORIC PRESERVATION

Matthew Genta circulated a revised version of an article he has written on the virtues of a demolition delay bylaw. Nancy Richards is working on a draft of an article on the overall benefits of preserving historic buildings, which should be published first. Arleyn Levee will submit an article on the first post-modern development in Belmont—on Snake Hill Road—designed by Carl Koch.

MINUTES

Sharon Vanderslice will email minutes of the past three meetings to Commission members for review.

Minutes recorded by Sharon Vanderslice.