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**Belmont Historic District Commission
MEETING MINUTES
Tuesday, June 14, 7:00 pm
Belmont Town Hall, Room 2**

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

Not Present: Jacob Cohen, Terry McCarthy

Public Attending: Martin Burque, Direct Energy Solar
Andy Rojas, Rojas Design
Damian de Magistris, Il Casale
Filippo de Magistris, Il Casale
Don Elwell, 56 Waverley Street

7:04 pm Meeting called to order

Old Business:

- Assignment of Meeting Minutes:
Lisa Harrington: June 14, 2016
Lauren Meier: July 12, 2016
Sue Pew: August 9, 2016

Assignment for further meeting minutes will be discussed at the July meeting.

- Review and approve Meeting Minutes for May 24, 2016. Sue Pew moved to approve the minutes, seconded by Lauren Meier. Approved 4-0.

PUBLIC HEARING: Application for Certificate of Applicability, Solar Panel Installation, 509 Pleasant Street, Belmont

- On behalf of Nushin Yazdi, Marty Burque refreshed the HDC's memory on the application of solar panels on the house roof. There had been an informal review and discussion at the previous HDC meeting. There will be solar panels on the flat, new addition, and on the sloped, rear portion of the original roof. Plans and photographs were provided to the Commission by the Mr. Burque.
- Motion was moved to approve by Ms. Meier, seconded by Mr. Smith. Approved 4-0.
- Certificate of Appropriateness will be sent to the Office of Community Development.

PUBLIC HEARING: Application for a Certificate of Applicability, exterior vent and associated work, Il Casale, 50 Leonard Street, Belmont

- Andy Rojas, of Rojas Design, presented a design for a new duct on the exterior of the building, as a result of a small fire in the building. This was due to a system that has poor ventilation and is difficult to clean, having primarily horizontal bends before it vents skyward. This condition creates a fire hazard due to difficulty in proper cleaning. The existing vent design exhausts through the middle of the building.
- The new design proposed by Mr. Rojas vents directly to the side of the building, on the northeast (right side), between the first and second windows of the rear addition. Cement board (non-combustible) will line the areas for heat protection on the second and third floors, with the intention to match the clapboard dimensions and colors.
- The issue of paint color will be left open in the Certificate and approved in the field with the HDC once construction is complete.
- Motion was moved to approve by Mr. Smith, seconded by Ms. Meier. Approved unanimously 4-0.
- Certificate of Appropriateness will be sent to the Office of Community Development noting field approval of the paint color.

56 Waverley Street Barn - Informal Discussion

- Don Elwell, owner of the two-family house and barn at 56 Waverley St., is interested in converting the barn in to a residence. In 1992, he applied for a Zoning Board Appeal for plumbing, with the understanding it could not be a residence.
- Mr. Elwell had come before the HDC in 2013, also inquiring about this issue. In April 2016, Mr. Elwell presented preliminary drawings for the barn rehab. Relocation of doors and windows were discussed, including the fact that original openings had been previously altered. Mr. Elwell described the alterations he has made over the years.
- There may be additional historic photographs (which former co-chair, Joseph Cornish had found in the Belmont Historical Society) that may be helpful in evaluating and guiding the redesign of the exterior.
- Ms. Meier noted that in order to make this conversion viable, the HDC needs to review the history of the building along with the Accessory Building Bylaw. Ms. Meier also noted there may zoning relief in exchange for historic preservation.
- There is some question as to whether the barn is eligible under the Barn Bylaw, as it is not on the original list. Mr. Smith and Ms. Harrington will speak to the Office of Community Development for clarification that the barn is now on the list as well as inquire with Joe Cornish and the Belmont Historical Society as to the location of historic photos or additional historical information.

- Mr. Smith noted that the new design needs to be based on surviving physical evidence. The HDC will also review the building file. The HDC has requested Mr. Elwell ultimately provide the following elevation drawings: original configuration, current conditions, and proposed changes. Mr. Elwell will be placed on the agenda for further discussion at next month's meeting.

Other Business

- Update on Commission Membership: Mr. Smith informed the HDC that two applications have been submitted as potential members by Nushin Yazdi and Kathy Fahey. The BSA will be providing a list of potential candidates. Mr. Smith also noted that we currently have 4 regular members, but have the potential for 7 regular members and 3 alternates.
- Update on the Cultural Resource Inventory: Ms. Harrington reported that Lisa Mausolf, the inventory consultant, will be completing inventory forms by the end of this month.
- Lone Tree Hill: Ms. Meier updated the Commission with the latest from the Lone Tree Hill Land Management Committee. There is a renewed interest in the Mill Street Barn; the HDC should be involved in this. There is also erosion control work proposed on Coal Road to redirect water and protect from erosion, which may involve installation of a pipe in a historic stone wall.
- Ms. Ogilby raised the question of how we preserve buildings that are associated with locally important persons. This discussion brought up the issue that even with the current inventory currently being completed, much of Belmont's important resources are not documented. Ms. Harrington raised the possibility of applying for a second phase of CPA funding for additional inventory of Belmont Resources.
- The possibility of creating Conservation Districts was discussed. New guidelines would be required and Town Meeting vote. This would be a very large undertaking. Mr. Smith noted that in Cambridge, the Commission has paid staff members that establish Conservation Districts among other responsibilities. Interested outside volunteers would be required.
- Ms. Meier reminded all if they have agenda items to provide at least 10 days notice prior to a monthly meeting.
- The overgrown condition of the property surrounding the Frost House was discussed, particularly the vegetation obscuring the historic marker. There are no easy solutions for addressing this. Ms. Pew noted she was told it was solely the family's responsibility.
- Ms. Meier moved and Mr. Smith seconded a motion to adjourn. Approved 4-0.

Adjourn: 9:20 pm.

The next meeting of the Historic District Commission will be July 12.

Respectfully submitted by Lisa Harrington.
Approved unanimously September 13, 2016.