

2016 DEC -5 AM 11:05

Belmont Historic District Commission

MEETING MINUTES

Tuesday, October 11, 2016

Belmont Town Hall, Room 2

Commission members present: Lauren Meier, Chair; Lisa Harrington, Member; Elizabeth (Sue) Pew, Member; Michael Smith, Alternate Member; Terry McCarthy, Member; Kathy Fahey, Member

Not present: Jacob Cohen, Member

Community members present: Chet Messer, Paul Bell, Glenn Herosian, Shelley Knickerbocker, Nancy Sarris, Susan Smart, Karl Leabo, Joan Teebagy, Sarah Richards

Consultants: Gary Wolf and Maria Tripi, Wolf Architects

7:05pm Meeting called to order

HDC APPOINTMENTS:

- Welcome to Kathy Fahey, Belmont Historical Society member, Lisa Harrington, appointed Member from Alternate and Terry McCarthy, reappointed.
- Lauren looking into paperwork from architects who submitted interest in becoming members; paperwork sent to Board of Selectman in June.

Co-chair nomination:

- Lisa Harrington was nominated for Co-chair; Motion was approved unanimously.

Review and approval of minutes from 9/13/2016;

- Minutes were approved with two spelling corrections of names (Gary Wolf and Mrs. Ogilby).

Assignment of Minutes:

- Michael Smith, November 2016; Kathy Fahey, December 2016

APPLICATION FOR CERTIFICATE OF NON-APPLICABILITY: PLYMOUTH CONGREGATIONAL CHURCH

- Chet Messer, Chair of the Building Committee presented two quotes for painting work to church steeple and trim work. There will be no change in paint color. Work to be completed in Spring 2017.
- Michael Smith asked that the Church contact the HDC so that a member can check the color when painting is to begin.
- Neighbor, Glenn Herosian, asked when the church was last painted and would any wood rot be replaced with "in kind" material. Lauren Meier asked that the HDC be notified if major wood rot is discovered during painting. Neighbor, Shelley Knickerbocker, asked if the steeple louvers were to be replaced. Mr. Messer confirmed that these will not be replaced. There was a discussion of replacing lighting on the steeple. Mr. Messer commented that the lightbulbs no longer exist so he is looking into replacing lights.
- Motion to approve Certificate of Non-applicability was unanimously approved.

PUBLIC HEARING – APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

642 Pleasant Street; Paul Bell Jr, homeowner and architect present.

- Mr. Bell explained that he will be replacing concrete birdbath with a cast iron fountain (2' birdbath, 5' fountain pool with 10' diameter granite curbing). 5' granite exposed above grade.
- Ms. Meier talked about the HDC guidelines and that they don't address landscape features in great detail. Mr. Smith commented that "Site and Landscape Features" section of the guidelines would apply.
- Kathy Fahey discussed the historical variations in style and material of the birdbaths. 642 Pleasant Street was built in 1875. The granite curbing proposed is more modern and doesn't agree with the age of the house. Kathy could not find examples of granite curbing and had concerns about its' use. Mr. Bell suggested he expose only 4" of granite curbing and commented that the curbing may not be visible from the street. The curbing is necessary to level the surface due to the grade change. There is also granite curbing in the existing walkway.
- Motion to approve the Certificate of Appropriateness for the fountain and curbing approved unanimously.

PUBLIC HEARING – APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

William Flagg Homer House – 661 Pleasant Street (Belmont Women's Club)

Gary Wolf and Maria Tripi of Wolf Architects, Inc.; Susan Smart curator of the Homer House and Nancy Sarris, co-chair of the Belmont Women's Club present.

- Gary Wolf presented Homer House restoration work proposed using CPC funds. Restoration of the cupola is the first priority since there currently is a temporary net on the cupola. This will also include repair/restoration of the wood base under rubber roof membrane. Mr. Wolf presented finial representations on buildings of this era and explained thoughts on wood carvings on the house. Discussion of materials used/found on roof (tin vs. cooper).
- Discussion of a 4'x8' temporary sign to be placed at the corner of the property to announce the ongoing restoration, the CPA funding, the history of the house and the Homer connection. Sign would go up in December. Temporary sign will most likely need Town approval (Office of Community Development).
- Bids for the restoration work will go out in November. Hopefully fabrication can take place during the winter and the staging can go up in March. After the cupola restoration, chimney stabilization and repair of interior sills follow in priority. Amount of work completed is dependent on bids that are submitted. Discussion detailed shifting and open joints on the two chimneys. Temporary solution proposed will include strapping chimneys and caulking upper open joints. Also, deterioration of interior window sills discussed.
- Ms. Sarris discussed next steps for the Women's Club which include applying for the next CPA round, launching a capital campaign then applying for matching grant with the Mass Cultural Council.
- Mr. Wolf was thanked by the Commission for his thorough presentation.
- Motion to approve the Application for a Certificate of Appropriateness was unanimously approved.

NEW BUSINESS

McLean Barn

- Joan Teebagy and Sarah Richards presented their group's idea of raising chickens in a portion of the Mill Street Barn in Rock Meadow. All are in agreement that the barn needs to be stabilized and are in favor of finding a use for the barn.

- Ms. Meier pointed out that a conservation restriction that governs all of Lone Tree Hill prohibits the installation of utilities which will limit many uses of the barn. Ms. Meier suggests expanding the group to include uses for the entire barn which would then support barn stabilization.
- The Commission recommended approaching CPC with a dollar amount for the project which should include the scope of the work and some end uses. Ms. Teebagy will discuss this further with the Land Management Committee, which meets infrequently.

Committee Guidelines

- Ms. Meier handed out the newly proposed guidelines for committee service and will draft a letter to the Board of Selectmen pointing out the need for some members to serve longer than two terms in order to retain a HDC “memory” of past decisions.

CONTINUING BUSINESS

Historic Inventory

- Ms. Meier will discuss a date with Lisa Mausolf, the consultant, to present her results to the CPC, HDC, Planning Board and Board of Selectmen.

Demo Delay Bylaw

- Bylaw needs to be redrafted and the Board needs to connect with the Planning Board. This will need to be reviewed by the Bylaw Committee prior to Spring Town Meeting.

HDC Application and Guidelines

- Ms. Meier and Mr. Smith have been discussing with Jeffrey Wheeler and Gaelle Severe at Community Development Department how to get our procedures/ materials online in a similar manner to other Town committees.

Meeting was adjourned at 9:55pm.

Respectfully submitted,

Terry McCarthy