

MINUTES MEETING JUNE 5, 2002
BELMONT HISTORIC DISTRICT COMMISSION

Attendees: Cheek and Ogilby, Co-Chairs, Bell, Hobbs, Levee, Pichette
Richards, Smith and Treat

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BELMONT, MA.
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Item: 5 Somerset Street

Attending: Mr. and Mrs. Frank Aguilar, owners

After expressing satisfaction with the schematic elevations and site plan for the rehabilitation of the barn submitted by the Aguilars in response to the Commission's letter of April 15, the BHDC discussed the draft of a proposed Conservation Restriction which the Aguilars had submitted at the conclusion of the Commission's May meeting. The Commission stated that while reviewing the draft between meetings, it had been advised by both the Massachusetts Historical Commission and by Wesley Ward, Director for Land Conservation for The Trustees of Reservations, that an Historic Preservation Restriction rather than a Conservation Restriction would be a much more appropriate vehicle for protecting all of the historic resources present on the Edwin Locke Farmstead. Accordingly, the Aguilars were asked to consider submitting a draft of a Preservation Restriction instead, following the example of the agreement for the Gertrude Lanman property in Duxbury, Massachusetts (a restriction held by The Trustees of Reservations), a copy of which was given to the Aguilars along with additional material on Preservation Restrictions supplied by the MHC. It was also suggested that such an agreement should contain a more detailed description of the historic resources that were being preserved.

The Aguilars asked for reassurance that if a draft of a Preservation Restriction could be agreed upon, the BHDC would subsequently support their application for a variance before the Zoning Board of Appeals. The Commission affirmed that it would definitely support their application if such an agreement could be achieved since the Aguilars would thereby have prepared or provided all of the materials that the BHDC had specifically recommended in its letter to the Aguilars of April 15.

Item: Draft of Supplementary Preservation Agreement with McLean Hospital Corporation

The BHDC discussed the draft and made several recommendations for revisions, including a request for more detail in the section regarding the relandscaping/restoration of the Upham Bowl.

Item: 592 Pleasant Street

Attending: Mrs. Katherine Rausch, Owner, and Mr. David Suvak, Architect

A granite stoop following the contour of the existing stoop on Alexander St. was proposed with a new iron railing. The stoop was approved without the railing, and the removal of the existing granite steps leading down to Alexander Street was approved as part of the renovation of the stoop. Further study of the design and appropriateness of the railing was requested.

Reconstruction of the existing stone walls surrounding the property was proposed, including the widening of the taller section along Pleasant Street to meet State highway code requirements. Such reconstruction was approved with the understanding that existing stone would be reused and relaid in the same manner; the widening (and heightening, if code requires) of the taller section along Pleasant Street will employ the same kind of stone and follow the same pattern as the existing wall, with the granite cap with slight overhang to be retained.

A vote on the proposed reconstruction of the lower section of the stone wall along Pleasant Street immediately adjacent to the existing house was postponed, pending further study.

The need for a secondary fence of a different material to rest on top of the granite cap surmounting the taller section of the wall along Pleasant Street was mentioned, but no design was submitted to enable a vote to be taken.

A new stone wall along the south side of the new wing and adjacent to the terrace, to be built of field stone and laid in the same manner as the wall along the east side of the property to which it will connect, was also approved.

A new iron fence, surmounting the stone wall where existing, along the perimeter of the property from the end of the taller section of the stone wall along Pleasant Street to the lower end of the site along Alexander Street, was proposed and discussed. The appropriateness of the fence and its design was debated, and the architect was asked to simplify his design and to determine whether there is any evidence that such a fence existed. Because the proposed fence was not included as part of the original application for a Certificate of Appropriateness for additions and renovations to 5 Somerset, the owner was requested to submit a new application for the fence. The owner was also asked to include in that application the proposed new terrace and sets of granite stairs adjacent to the new wing, so that abutters will have advance notice of the opportunity to view these previously unseen additions.

New paint colors, based on a study of the original colors by a building conservation consultant, were presented for approval, but the Commission was unable to vote because only copy-machine versions of the colors were available, not true paint samples or paint chips.

Item: 605 Pleasant Street

Attending: Mike Downing, Owner

The following colors were approved for the house, based on research of the original paint colors by Sara Chase, Preservation Consultant:

- Clapboards on the house to be yellow
- Trim to be Benjamin Moore Ivory #1403
- Shutters to be Benjamin Moore Black #2105
- Door to be Benjamin Moore Tudor Brown
- Porch to be Benjamin Moore #2135-70

Respectfully submitted by Nancy Richards and Richard Cheek

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