

## **BELMONT HISTORIC DISTRICT COMMISSION**

Town Hall

September 7, 2005

Meeting Minutes

### **Attending:**

Co-chairs Richard Cheek and Lydia Ogilby, Paul Bell, Peter Gunness, Nancy Richards, Richard Pichette, Arlene Levee,

### **Agenda:**

Review Urbanica, Inc, project developer, plans for the rehabilitation of the Waverley Fire Station property. Presenting team members; Tom O'Malley/ project manager, Steven Chung/ design architect, Norberto Leon/ project architect, Kaki Martin/ landscape architect of the firm Crosby Schlessinger, Smallridge, Lisa Harrington , preservation consultant of Building Conservation Assoc., and Michael Grey/ Managing General Partner, Quadro Property Group.

### **Notes:**

Tom O'Malley opened the meeting by introducing the Urbanica team and by noting that as of the date of this meeting Urbanica had not purchased the fire station property. A final purchasing agreement was contingent on achieving a successful Town permitting process. Their start of construction goal was stated to be around Thanksgiving of this year.

#### General data:

Site approx. 15,000 sq. ft.

6 town house units proposed/ units ranging in size from 1000 to 1500 sq. ft.

Parking: one space per unit with three for visitors (total 9)

Ms. Harrington of Building Conservation Assoc. said that her survey work on the existing building was complete with the exception of detailed mortar and paint analysis. Her findings and recommendations were as described on drawings R 1- R 4 dated 29 Aug. 05 which were part of a Planning/Zoning Board Submission. The bulk of BHDC member discussion focused on the issue of replacing the existing natural slate roofing material with a synthetic slate. The proposed synthetic slate, Majestic-EcoStar by Carlisle Syntec. has a fifty year warranty and has been approved for use by Mass. Historical Commission on a recent project in Somerville, Ma. The stated reason for considering using said material was that it was thought to be one third the cost of natural slate. Commission members requested taking an alternate price for supplying the natural slate as the price for replicating the decorative roofing stripes in the synthetic material might bring that solution more in line with the cost of using a natural material. Natural slate is the preferred solution.

Another topic of discussion was the treatment of the cupola.(open vs. glass enclosed) Several members felt that an open cupola was the best solution and possibly would offer

a partial solution to concealing necessary vents and pipes that to date have not been shown on the architectural elevations. Richard Cheek passed out a historical photograph showing an open cupola for Urbanica's use.

Mr. Chung then walked the committee members thru the proposed design using A1-A10 of the referenced Planning Board documents. He noted the request for a total of four new flat roof skylights. The commission would support this request only if residential space was developed in what is now called attic space and if said skylights did not interrupt the decorative roof banding. During the presentation Mr. O'Malley pointed out the specific locations where new doors modified the existing elevations. No committee member objected to said proposal. These new entrance doors are to be solid wood doors in the style/period of original building. Entrance side lights shall have small glass panes. Additional work needs to be done by the design team to further define the elements that penetrate the roof ( ie. Vents, fans, pipes etc.)

In discussing the new construction, Unit 6, it was felt important to maximize the distance between the roof construction of Unit 6 and the main building roof cornice. One way to achieve this goal would be to eliminate the proposed roof deck parapet. (Although not discussed at the meeting, it appears that the roof deck access stair would be in conflict with the main building cornice) Additionally, the importance of notching the new construction at the interface of the new building and the existing, exposing the existing building corners was reviewed. One member thought by using non brick materials on the new construction helped the viewer read the original brick building form. Copper was thought to be one of a list of acceptable building materials for this referenced new construction.

Kaki Martin of Crosby Schlessinger Smallridge presented the landscape design with the following comments by commission members.

\*Proposed chipseal walkways should be pavers (brick, stone etc.)

\*Asphalt parking lot should be chipseal paving

\*Location of pad mounted AC Units and trash container should be reviewed and placed in designed enclosures to maximize the impact of limited project landscaping.

\*Some members expressed a need for all units to have individual exterior space for each unit. (Grilling etc)

\*Metal perimeter fence/shrub concept was supported by commission members with an additional comment that the steel railing fence could be simplified from the elevations shown on A9 if budget monies needed to be found for up graded walkway paving etc.

The next meeting to review the projects progress will be at 7pm on Monday Sept.12<sup>th</sup> 2005.