



**OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT**

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Historic District Commission

To: Patrice Garvin, Town Administrator
From: Lauren Meier and Lisa Harrington, Co-Chairs
Date: February 26, 2018
Subj: **HDC Response to Demolition Delay Appeals #17-03 & 4: 49-63 & 65-89 Leonard Street**

SUMMARY

Locatelli Properties has worked collaboratively with the HDC to address concerns related to the application of the Demolition Delay Bylaw to two properties currently on the List. In summary, the HDC concurs that the Leonard Street façade of the former Macy's building has been altered significantly and second, HDC has agreed to submit a clarifying memorandum regarding how the Bylaw applies to future renovation.

HDC RESPONSE

The Historic District Commission (HDC) reviewed the property owner's applications to appeal to remove the commercial properties at 49-63 and 65-89 Leonard Street from the List of Significant Buildings (the List). The Applicant met with the HDC on three separate occasions (November 14, and December 12, 2017; and January 11, 2018) to discuss the Applicant's concerns regarding the inclusion of the properties on the List.

The HDC understands the Applicant's concerns to be two-fold:

- 1) Recent efforts to renovate the buildings have substantially altered some, resulting in a loss of historical integrity; and,
- 2) Inclusion on the List will hinder the Applicant's ability to respond to existing and prospective retail tenants' needs, particularly with regards to storefront renovations, which will create a burden for the property owner and the retail tenants.

Over the past couple of months, the HDC and the Applicant have worked to develop a mutually agreed upon compromise that addresses the Applicant's concerns while achieving the HDC's and the Town's goals of preserving Belmont's historical assets. The terms of this compromise for your consideration, are:

1) Demolition Delay Bylaw (List) Appeal:

- a. 49-63 Leonard Street – This property should remain on the list.
- b. 65-89 Leonard Street: The HDC concurs with the Applicant that the former Macy's portion of the building (73-89 Leonard St.) can be removed from the List entirely due to lack of integrity. This requires a vote by the Selectmen. The remaining section of 65-71 Leonard St. should remain on the List.

2) Additional Recommendations Regarding Applying the Bylaw and Future Renovation:

Pending the outcome of the Appeal Hearing, the HDC has agreed to submit a clarifying letter (included in your packet) to the Building Inspector/Office of Community Development stipulating that only the upper stories of the remaining properties at 49-63 and 65-71 Leonard Street would be subject to the provisions of the Bylaw. This would allow renovations of storefronts to proceed without any review by the HDC.

The HDC's opinion regarding Demolition Delay Appeal #17-03 & 4: 49-63 & 65-89 Leonard Street

It is the view of the HDC that the mutually agreed upon compromise as outlined above advances the goals of the Bylaw to protect Town character and the historic assets of the community.

Additionally, the HDC would like to recognize Locatelli Properties' efforts in recent years to preserve and improve the architectural character and historical assets of Belmont, and thank them for their willingness to work with the HDC to identify a compromise that advances the Town's goals of doing the same.

cc. Kevin Foley, Trustee for the Albert J. Locatelli Realty Trust

March 12, 2018

Glenn R. Clancy, PE
Building Inspector
Town of Belmont
Town Hall
455 Concord Avenue
Belmont, MA 02478

Dear Mr. Clancy,

The Albert J. Locatelli Realty Trust (the "Trust"), the owner of the property at 49 -63 Leonard Street and 65-71 Leonard Street (together, "the Subject Property") has asked us to provide you with a letter clarifying the scope of the Historic District Commission's jurisdiction under the recently enacted Belmont Significant Historic Building Subject to Demolition Delay Bylaw (the "By Law") with respect to the Subject Property.

The Trust has expressed concerns about its ability to make commitments to future tenants regarding renovations and redesign of parts of the Subject Property. Such work is typically subject to specific schedules. The possibility exists that the proposed work, or some component of it may trigger the delay created by the By Law. Such delay could result in the Trust being in breach of its obligations to a tenant.

Since the dates of its original construction, the Subject Property has had "substantial additions" made to it (as that phrase is used in the By Law). Those "substantial additions" are those parts of the Subject Property starting immediately behind the façade on Leonard Street and continuing to the rear of the Subject Property where it faces the parking lot. The Commission has determined that those "substantial additions" do not contribute to the "historic character" of the Subject Property and that, therefore, those areas of the Subject Property are not subject to the By Law.

With respect to the facade of the Subject Property on Leonard Street, the attached plan outlines in red those elements of the facade and roof line that have characteristics of a Colonial Revival building type, and which are of interest to the Commission (the "Designated Areas").

The Commission confirms that within the Designated Areas, the type of work allowed by the exclusions of Subsection E of the By Law is not subject to the review procedure described in Subsection F of the By Law. However, the proposed removal or dismantling of the Designated Areas or any component within such Designated Areas shall be subject to Subsection F.

The facade, or any component of the façade outside the Designated Areas (the "Excluded Area") may be removed or dismantled, and work in the Excluded Area may be performed without being subject to Subsection F.

Please keep a copy of this letter in your records for reference in the event that the Trust, or any successor owner of the Subject Property or a tenant applies for a building permit.

Very truly yours,

Belmont Historic District Commission

Lisa Harrington, Co-Chair

Lauren Meier, Co-Chair

cc. James Williams, Chair, Board of Selectmen
Kevin Foley, Trustee for the Albert J. Locatelli Realty Trust

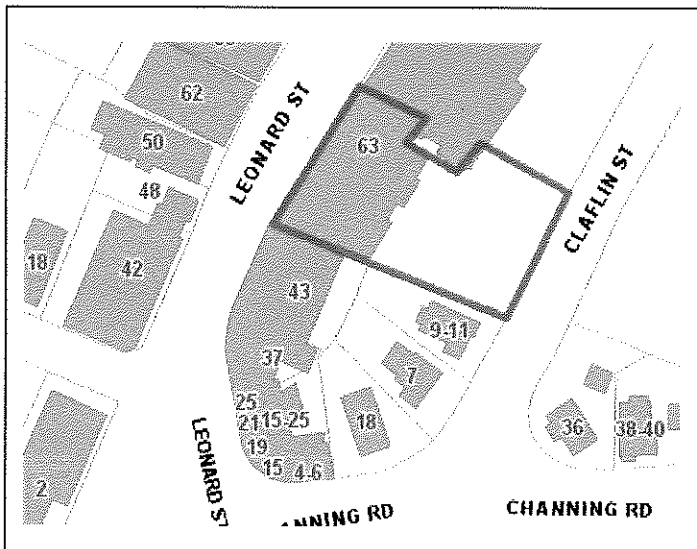
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month / year): October 2014

Assessor's Number USGS Quad Area(s) Form Number

34-136

Boston
North

AT

BLM.780

Town/City: Belmont

Place: (neighborhood or village):
Belmont Center

Address: 49-63 Leonard Street

Historic Name: Locatelli Block

Uses: Present: commercial

Original: commercial

Date of Construction: ca. 1940

Source: maps, directories

Style/Form: Georgian Revival

Architect/Builder: John Edmund Kelley (likely)

Exterior Material:

Foundation: concrete

Wall/Trim: brick, stone,

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (with dates):

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 30,264 SF

Setting: downtown commercial center

INVENTORY FORM B CONTINUATION SHEET

BELMONT

49-63 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.780

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Locatelli Block at 49-63 Leonard Street is a commercial structure consisting of eight storefronts situated in a two-story, side-gabled brick structure flanked by two smaller single-story wings. The complex is embellished by a variety of Colonial Revival details include a central cupola, parapet walls, a swan's neck pediment, fluted pilasters and semi-circular fanlights. The storefronts have recessed entries flanked by display windows set on polished granite or brick bulkheads. The second floor has a large arched double-hung window in the central gable and hip-roofed wall dormers on either side.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to Sanborn maps, this block of stores was constructed by Albert Locatelli after 1939 and before 1944 (a building permit was not found). Albert J. Locatelli (1900-1964) was a realtor and developer. Born in Somerville, he was the son of a contractor. During the 1920s he built and operated a chain of motion picture theaters including the Capitol in Arlington and the Central and Ball Square Theaters in Somerville. He moved to Belmont in 1930 and lived in the house at 225 Prospect Street until 1950. In the 1930s he began building shopping areas that combined urban shops with suburban settings and architecture including 49-89 Leonard Street in Belmont which was developed in stages in 1936, 1941 and 1952. He built similar units in Winchester and later Dedham.

In 1944 the tenants of the block were #49 – The Cleanliness shop; #51 – Beauty House; #53 – Dorothy Muriel, bakers; #55 – Hood's Creamery; #59 – Sage's Market; #61 – Macy Drug Co.; and #63 – U.E. Slocum, florist.

The architect of the block was likely John Edmund Kelley who was the architect for 65-89 Leonard Street, according to the Nov. 1940 building permit application. Kelley (1882-1951) was born in Prince Edward Island. He attended MIT from 1908 to 1910. He worked for someone named Perkins in 1910 and in 1917-18 worked for architects Blackall, Clapp & Whittemore. He lived in Randolph and had an office in Boston for many years at 38 Chauncy Street. The MACRIS data base associates him with nine commissions – many appear to have been renovations of older buildings.

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com.

Belmont Directories, various dates.

Belmont: The Architecture and Development of the Town of Homes. Prepared for the Belmont Historic District Commission, 1984.

Betts, Richard B. *The Streets of Belmont and How they Were Named* (2nd edition). Belmont: Belmont Historical Society, 2012.

Boston Globe, Dec. 21, 1964 [obituary of Albert Locatelli]

Massachusetts Historical Commission. MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Town of Belmont, Building Department files.

U.S. Census, various dates.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

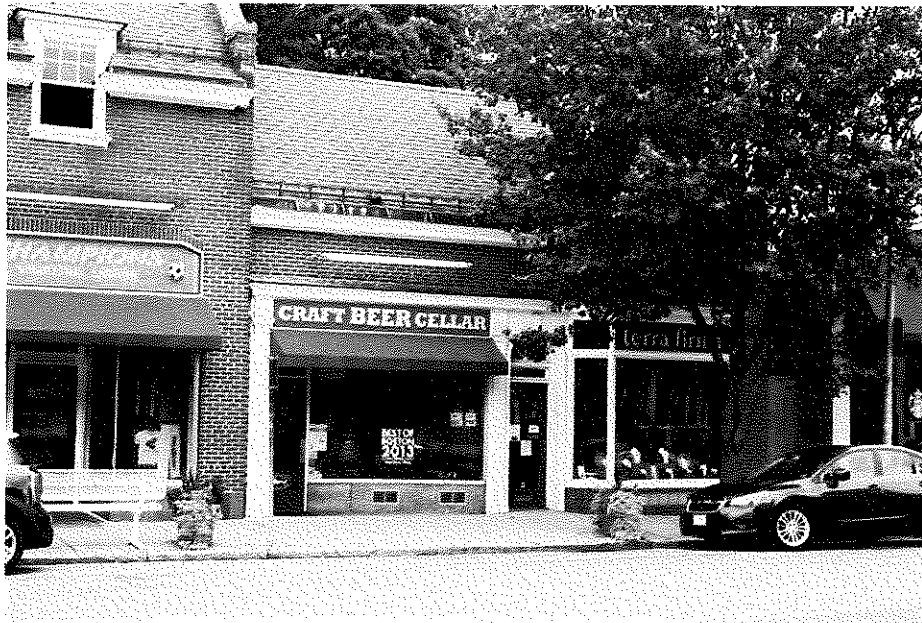
49-63 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.780



INVENTORY FORM B CONTINUATION SHEET

BELMONT

49-63 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.780





TOWN OF BELMONT
BOARD OF SELECTMEN

Town Hall
455 Concord Avenue
Belmont, MA 02478

Telephone: (617) 993-2610 FAX: (617) 993-2611

COMMUNITY
DEVELOPMENT

2017 NOV 22 PM 12:13

APPLICATION TO APPEAL TO REMOVE A BUILDING FROM THE LIST OF
BELMONT'S SIGNIFICANT HISTORIC BUILDINGS SUBJECT TO DEMOLITION DELAY BYLAW

Date: November, 2017

BOARD OF SELECTMEN
Town Hall
455 Concord Avenue
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the Town of Belmont General Bylaws, Section 60-320, the Demolition Delay Bylaw, I/we, the undersigned, being the owner(s) of a building located at 49-63 Leonard Street, appeal to your Board to remove said Building from the List of Belmont's Significant Historic Buildings Subject to Demolition Delay Bylaw.

I/we understand that the basis of this appeal shall be limited to a factual demonstration that the Building does not qualify to be a Significant Building, based upon the following considerations:

- a. Whether the Building is associated with events that have made a significant contribution to our history;
- b. Whether the Building is associated with the lives of persons historically significant in our past;
- c. Whether the Building embodies distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic value; or represents a significant and distinguishable entity whose components may lack individual distinction;
- d. Building has recognized national, state, or local level historical significance;
- e. The historic context of the Building; and,
- f. The integrity of the historic Building.

Signature of Building Owner

Print Name

Address

Daytime Telephone Number

Kevin C. Foley
Kevin Foley, as Trustee of the
Albert J. Locatelli Realty Trust

67 Leonard Street

Belmont, Massachusetts

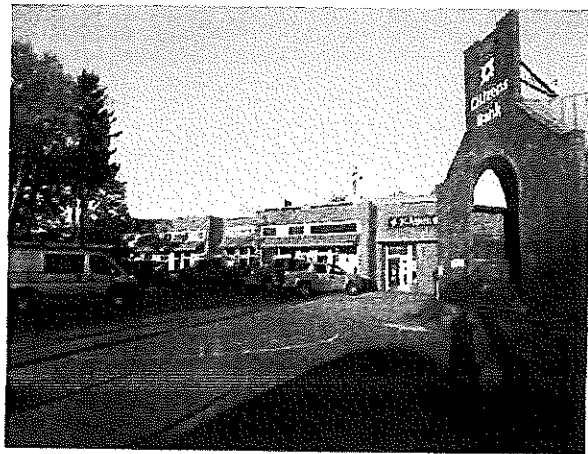
(617) 484-2200

May 15, 2017

49-63 LEONARD STREET



FRONT



REAR

APPLICATION FOR REMOVAL OF
49-63 LEONARD STREET, BELMONT (THE "BUILDING") FROM
THE LIST OF BELMONT'S SIGNIFICANT HISTORIC BUILDINGS
SUBJECT TO THE DEMOLITION DELAY BY-LAW

a. Is the Building associated with events that have made a significant contribution to the history of the Town:

The Building has been used exclusively for retail purposes since its construction, similar to other buildings in Town. The retail tenants have consisted of small local stores and a mix of restaurants.

While the Building adds to the economic vibrancy of the downtown area, we have been unable to identify any association with an event of historic significance or interest.

b. Is the Building associated with the lives of persons historically significant to the Town's past?

The Building has been in the ownership of the Locatelli/Foley family since its construction, so that there is accurate knowledge and records of the tenants over the years. The Building has always been used for a mix of retail and restaurant uses. We have been unable to identify any tenant that has made a historically significant contribution to the Town's history.

c. Does the Building embody distinctive characteristics of a type period or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction?

The Building does not represent the work of a master; possess high artistic value; or represent a significant entity with components of any individual distinction. The Building has some characteristics of a Colonial Revival building type, however all of the storefront windows at the street level have been modified and repaired over the course of its existence, as tenants have moved in or out of the retail spaces. Some bay windows at street level have been reconstructed and relocated. Second floor windows and trim, as well as the cupola have been maintained but appear original. The original roof shape and end gables remain.

d. Is the Building recognized as having national, state or local level historical significance?

The original structures were built in the 1930's and 1940's. We have not found any association with events or activities historically important to local, state or national history. The record for downtown Belmont maintained as part of the Massachusetts Cultural Resource Information System contains a photograph of the area of the Building. Although it specifically identifies a number of buildings in the downtown area as being of architectural or historic significance, it does not identify the Building specifically and merely makes a reference to "(a) number of commercial buildings constructed between 1925 and 1950....."

e. What is the historic context of the Building?

The Building was originally constructed in the Colonial Revival Style, and some elements of the front façade such as the second floor windows, cupola and roof still exist. The new store fronts now have a resemblance to the original Building but have no relevance to common themes from prior time periods or geographic areas. In particular, the rear of the Building has been substantially changed and bears little or no resemblance to the rear of the Building as originally constructed.

f. Does the Building retain any of its historic integrity?

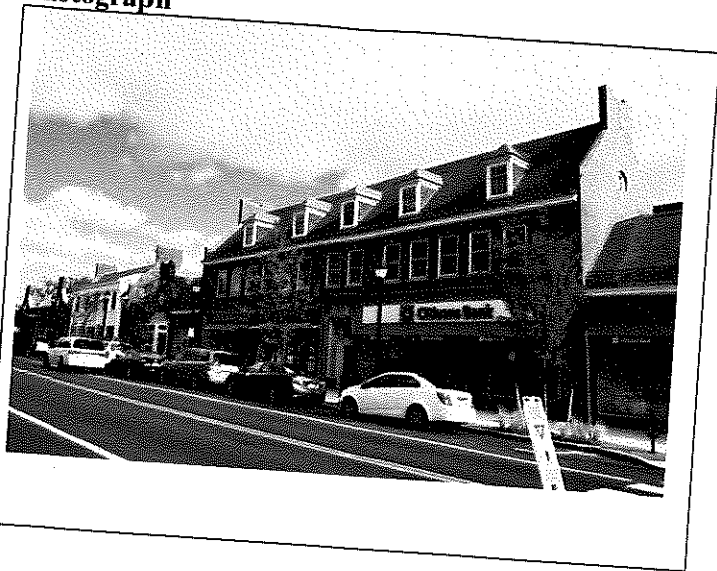
The second story windows, cupola and roofline retain some of the historic integrity of the original building. The street level has been modified to suit new retail tenants and retains characteristics of the historical style but have been modified through the years.

We are attaching photographs of the front and rear of the Building, and a plan showing elevations of the Locatelli property from Leonard Street. On the plan, we have indicated those elements of the facade and roofline that have retained their original appearance by outlining them in red. Other than the façade and roofline, none of the rest of the Building is in its original configuration or retains any of its original appearance. The envelope of the Building went through significant changes during the last thirty (30) years to accommodate the needs of tenants.

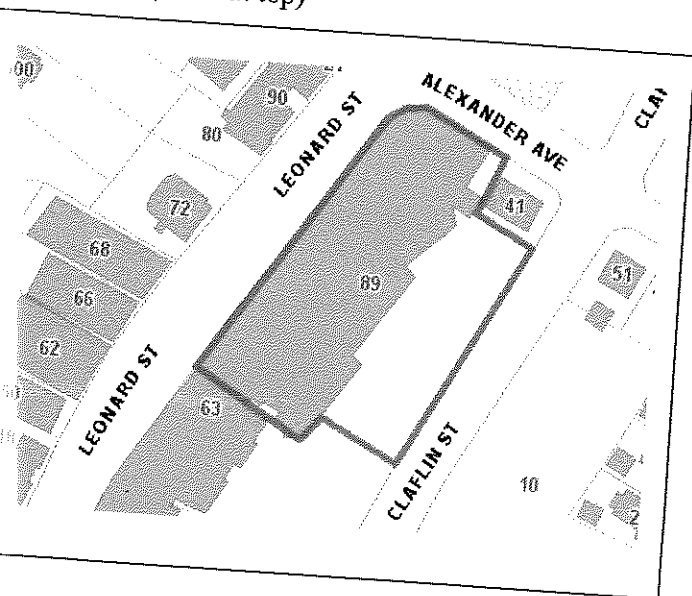
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map (north at top)



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (month / year): Oct. 2016

Assessor's Number USGS Quad Area(s) Form Number

34-134

Boston
North

AT

BLM.

Town/City: Belmont

Place: (neighborhood or village):
Belmont Center

Address: 65-89 Leonard Street

Historic Name: Locatelli Block Addition

Uses: Present: commercial

Original: commercial

Date of Construction: 1941

Source: building permit

Style/Form: Georgian Revival

Architect/Builder: John Edmund Kelley (1941)

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: asphalt shingles

Outbuildings/Secondary Structures:
none

Major Alterations (with dates):

1956 - Filene's addition at north end
1978 - alterations and additions at #75
2016 - renovations/new construction at north end

Condition: good

Moved: no ☒ yes ☐ Date:

Acreage: 89,048 SF

Setting: downtown business district

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-89 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.781

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The building at 65-89 Leonard Street was constructed as an addition to 49-63 Leonard Street. It was built shortly after the construction of the original building. It is not a replica of the first building but a sympathetic design which also draws from the Georgian Revival. The south end of the block is a 2 1/2-story structure which has a brick façade and gable roof sheathed in asphalt shingles with hip-roofed dormers and brick parapet ends. The first floor has recessed storefronts with display windows set on granite bases. A stone dentil course runs above the storefront signage panels. The center entrance leading up to the second floor offices is recessed and the glass and panel door has a paneled embrasure. The stone surround is eared and topped by an entablature supported by console brackets with a blank panel with guttae "drops" above the rectangular transom which contains a semi-circular lunette with ornate tracery. The thirteen second floor window openings contain double-hung 6/1 sash with brick lintels with keystones and stone sills.

Either side of this 2 1/2-story block is a lower single-story section with a brick parapet above a bay window. To the north of this, there was a two-story Colonial structure which was originally constructed for Filene's. It was designed with parapet ends and a five-bay façade dominated by two-story posts with iron railings spanning between the posts on the upper floor and storefronts below. The five bays were filled with panels in the 1970s. The building is currently undergoing renovations. The 1956 addition at the north end is being replaced by a single-story brick section which echoes the brick exterior and parapet ends of the earlier structure.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The block at 65-89 Leonard Street was constructed as an addition to the original Locatelli Block at 49-63 Leonard Street. Ground was broken for the addition in December 1940. The steel, brick, stone, and wood building contained six stores and ten offices. Like the original it was constructed by the Albert Locatelli Co. of Arlington. The architect was John Edmund Kelley of Boston. The cost of the building was \$100,000.

Filene's was the first store to open in the new block and opened on Saturday, May 3, 1941. The interior designer of the new store was J.E. Holmes. In 1944 the Filene's was the first department store to have merchandise delivered by helicopter. In addition to Filene's the other early store tenants included #65 – First National Stores; #69 – Ben Franklin Stores; #71 – Ye Goodie Shoppe, candies; #73 – Town and Country, women's wear and #75 – Lewandos, Launderers. The upstairs offices were occupied by the American Red Cross, A.J. Locatelli Real Estate, Mrs. & Mrs. John Spenlinhauer; Joseph C. Paes, a podiatrist; architect Giles Smith; Dr. Fred Rogers and Dr. M.J. Daley, dentists; Joseph Jameson; and Donald S. Taylor, osteopath.

In October 1955 plans were announced to construct an addition for Filene's at the north end of the block, at the corner of Alexander Avenue and Leonard Street. The architect for the one-story new limestone and brick building was Rich & Tucker Associates of Boston. The interior designer was Raymond Loewy of New York who had previously designed Filene's at Chestnut Hill and the new North Shore store. The addition more than doubled the original store. The grand opening celebration included entertainment by the Belmont High School band, a hurdy-gurdy man, and Daisy Meadows of the Whiting Milk Company. Additional alterations took place in 1978 when the four-level store at 75 Leonard Street opened. The architect for the 1978 alterations and addition was Sumner Schein.

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-89 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AT

BLM.781

In September 2006 the Filene's was converted into a Macy's by then-owner Federated Department Stores. The store finally closed in 2013 and was one of the last "Main Street" department stores in the Macy's inventory. The former Macy's site at 75 Leonard is currently (2016) being renovated for Foodie's Supermarket.

According to the November 1940 building permit application, the original architect of the block was John Edmund Kelley (1882-1951) who was born in Prince Edward Island. He attended MIT from 1908 to 1910. He worked for someone named Perkins in 1910 and in 1917-18 worked for architects Blackall, Clapp & Whittemore. He lived in Randolph and had an office in Boston for many years at 38 Chauncy Street. The MACRIS data base associates him with nine commissions – many appear to have been renovations of older buildings.

BIBLIOGRAPHY and/or REFERENCES

Ancestry.com.

Belmont Citizen, April 25, 1941; May 2, 1941; October 28, 1955; May 25, 1956

Belmont Directories, various dates.

Belmont Patch, January 3, 2013 [Macy's closing]

Belmont: The Architecture and Development of the Town of Homes. Prepared for the Belmont Historic District Commission, 1984.

Betts, Richard B. *The Streets of Belmont and How they Were Named (2nd edition)*. Belmont: Belmont Historical Society, 2012.

Boston Globe, Dec. 21, 1964 [obituary of Albert Locatelli]

Lisicky, Michael J. *Filene's: Boston's Great Specialty Store*. Arcadia Publishing, 2012.

Longstreth, Richard, compiler. *Department Store Branches, 1910-1960*.

Massachusetts Historical Commission. MACRIS database.

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Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Town of Belmont, Building Department files.

U.S. Census, various dates.

<http://www.thedepartmentstoremuseum.org/2010/07/william-filenes-sons-co-boston.html>

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-89 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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BLM.781



Work in progress (Oct. 2016)

INVENTORY FORM B CONTINUATION SHEET

BELMONT

65-89 LEONARD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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BLM.781





**TOWN OF BELMONT
BOARD OF SELECTMEN**

Town Hall
455 Concord Avenue
Belmont, MA 02478

Telephone: (617) 993-2610 FAX: (617) 993-2611

**APPLICATION TO APPEAL TO REMOVE A BUILDING FROM THE LIST OF
BELMONT'S SIGNIFICANT HISTORIC BUILDINGS SUBJECT TO DEMOLITION DELAY BYLAW**

Date: November, 2017

BOARD OF SELECTMEN
Town Hall
455 Concord Avenue
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the Town of Belmont General Bylaws, Section 60-320, the Demolition Delay Bylaw, I/we, the undersigned, being the owner(s) of a building located at 65-89 Leonard Street, appeal to your Board to remove said Building from the List of Belmont's Significant Historic Buildings Subject to Demolition Delay Bylaw.

I/we understand that the basis of this appeal shall be limited to a factual demonstration that the Building does not qualify to be a Significant Building, based upon the following considerations:

- a. Whether the Building is associated with events that have made a significant contribution to our history;
- b. Whether the Building is associated with the lives of persons historically significant in our past;
- c. Whether the Building embodies distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic value; or represents a significant and distinguishable entity whose components may lack individual distinction;
- d. Building has recognized national, state, or local level historical significance;
- e. The historic context of the Building; and,
- f. The integrity of the historic Building.

Signature of Building Owner

Print Name

Address

Daytime Telephone Number

Kevin Poley, as Trustee of the
Albert J. Locatelli Realty Trust

67 Leonard Street

Belmont, Massachusetts

(617) 484-2200

May 15, 2017

**APPLICATION FOR REMOVAL OF
65-89 LEONARD STREET, BELMONT (THE "BUILDING") FROM
THE LIST OF BELMONT'S SIGNIFICANT HISTORIC BUILDINGS
SUBJECT TO THE DEMOLITION DELAY BY-LAW**

a. Is the Building associated with events that have made a significant contribution to the history of the Town:

The Building has been used exclusively for retail and office purposes since its construction, similar to other buildings in Town. The retail tenants have consisted of national retailers, a Boston based supermarket, small local stores and a mix of restaurants.

While the Building adds to the economic vibrancy of the downtown area, we have been unable to identify any association with an event of historic significance or interest.

b. Is the Building associated with the lives of persons historically significant to the Town's past?

The Building has been in the ownership of the Locatelli/Foley family since its construction, so that there is accurate knowledge and records of the tenants over the years. The Building has always been used for a mix of retail and office uses. We have been unable to identify any retail tenant that has made a historically significant contribution to the Town's history. The office tenants typically consist of a mix of lawyers, therapists, medical offices and other professional uses. We are unaware that any of them were of historic significance.

c. Does the Building embody distinctive characteristics of a type period or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction?

The Building does not represent the work of a master; possess high artistic value; or represent a significant entity with components of any individual distinction. The building has some characteristics of a Colonial Revival building type, however all of the storefront windows at the street level have been replaced or repaired as tenants have moved in or out of the retail spaces over the course of its existence. Some bay windows at street level have been reconstructed and relocated. Second floor windows and trim have been supplemented with modern storm windows and the dormers have been maintained but appear original. On a small section of the Building, the original roof shape and end gables remain..

d. Is the Building recognized as having national, state or local level historical significance?

The original structures were built in the 1940's and 1950's. We have not found any association with events or activities historically important to local, state or national history. The record for downtown Belmont maintained as part of the Massachusetts Cultural Resource Information System contains a photograph of the area of the Building. Although it specifically identifies a number of buildings in the downtown area as being of architectural or historic significance, it does not identify the Building specifically and merely makes a reference to "(a) number of commercial buildings constructed between 1925 and 1950....."

e. What is the historic context of the Building?

A small section of the Building (65-71 Leonard Street) was originally constructed in the Colonial Revival Style, and some elements of the front façade such as the second floor windows and roof still exist; however the much larger part of the Building, 73-89 Leonard Street (in which Macy's was formerly located) was built in a non-descript 1950's style, and this section of the Building has just undergone a massive renovation, and virtually no original architectural details exist in this part of the Building. The new store fronts now have little or no resemblance to the original Building and have no relevance to common themes from prior time periods or geographic areas. In particular, the rear of the Building has been substantially changed and bears little or no resemblance to the rear of the Building as originally constructed.

f. Does the Building retain any of its historic integrity?

Other than elements of the façade and roof line, none of the Building's original characteristics have survived the recently completed significant renovation.

We are attaching photographs of the front and rear of the Building, before and after the recent renovations, and a plan showing elevations of the Locatelli property from Leonard Street. We have outlined in red those elements of the facade and roof line that survived the renovation.

Leonard Street



BEFORE



AFTER

Leonard Street



BEFORE



AFTER

Leonard Street



BEFORE



AFTER

Leonard Street

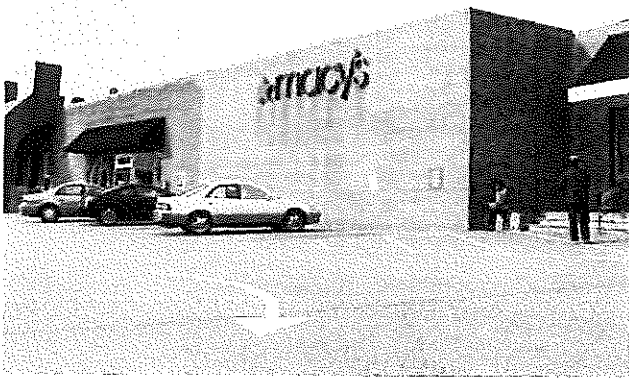


BEFORE



AFTER

Rear Parking Lot

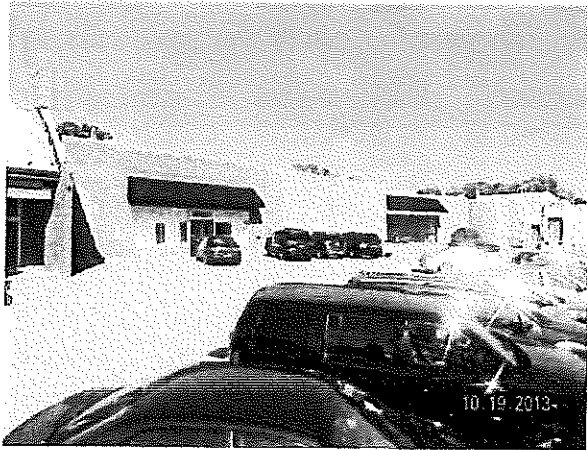


BEFORE



AFTER

Rear Parking Lot



BEFORE



AFTER

Rear Parking Lot



BEFORE



AFTER