

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, November 14, 2023
Meeting Held Remotely via Zoom

Staff Present: Gabriel Distler

Commission Members Present

x Carl Solander, Co-Chair
x Carol Moyles, Co-Chair
x Komal Mahajan
x Jacqueline Appel
x Drew Nealon
x Michael Chesson
Matt Schonewald , absent
Meg Reilly, absent

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: December 13, 2023
TIME: 11:45 AM

1. Meeting was Called to Order at 7:03 PM

Carl Solander presiding; Komal Mahajan, Minutes

2. New public hearings

- a. Case 23-17: 661 Pleasant Street – Repainting. Certificate of non-applicability

Wendy Murphy from the Belmont Women's Club requested the permission and support from the Historic District Commission to repaint the entire exterior of the building. She provided recipes for the paint and explained that the repainting is necessary due to the deteriorating condition of the house, including the destruction of exterior scrolls on the third-floor windows. The request is also motivated by the desire to protect the integrity of recent carpentry work done on the windows. The applicant did not request any changes to the existing paint colors.

Wendy Murphy mentioned that she reached out to an architect named Gary Wolf who assessed the property years ago and consulted with an experienced painter. They hoped to obtain the original names of the historic paint colors but were unable to do so at the time. Wendy also mentioned the need for minor carpentry repairs and discussed the possibility of using a same shade paint (Beige) product for the stucco. The case hearing concluded with a motion to approve a certificate of non-applicability for repainting the building to match existing colors.

- b. Case 23-18: 480 Pleasant Street – Addition

Lauren Mitchell and Adina Fuller from Bechtel Frank Erickson Architects requested a certificate of appropriateness for additions and alterations to 480 Pleasant Street on behalf of homeowners Carla and Jonathan Bayes. Carol Moyles from HDC performed the site visit for this case. The proposal includes demolishing a covered side porch, shed, and retaining wall, as well as constructing a new addition within the current footprint. The architects want to maintain the home's character by matching existing finishes and colors. Discussions were had about the

removal of a chimney, the height of the new addition, and proposed windows and doors. The commission members expressed concerns about the height of the new roof and back side door (which was not included in the supported material) but supported the overall project. The participants agreed to continue the hearing to the next meeting and to submit an updated drawing.

Carl Solander made a motion to continue the hearing on to the next HDC meeting which is in December. Jacqueline Appel seconded the motion. Everyone voted in favor except Komal Mahajan as she had a conflict of interest as she works at the same firm.

c. Case 23-19: 582 Pleasant Street – Elevator Shaft Roof Repairs

Chet Messer addressed the HDC about various repair and replacement projects related to the church. These projects include repairing the patio, replacing columns, painting, and repairing the steeple, and replacing windows. The current project involves replacing the roof of the elevator shaft and a secondary roof that is not visible. During the inspection, it was discovered that the four corner posts of the railing on top of the shaft were badly rotted and needed to be replaced. Chet Messer also mentioned the need to replace two gutters made of bronze aluminum to match the original copper downspouts. There was a discussion about the appearance of the new railing and the inclusion of aluminum pan caps. Chet Messer requested a certificate of non-applicability for the roof and a certificate of appropriateness for the railing and gutter work.

Carl Solander made a motion to approve the certificate of appropriateness for the railing and gutter work and certificate of non-applicability for the roof. Michael Chesson Seconded both. Both motions passed unanimously.

3. Approval of Minutes:

a. Approve Draft 9/12/23 Meeting Minutes

Gabriel Distler pointed out a mistake in the draft minutes and decided to table their approval until the next meeting.

4. Continued Discussion:

a. HDC Membership discussion

The current membership is eight, with two vacancies for alternate members. Gabriel Distler discussed the process for joining the HDC and advertise the available slots on the town website and other platforms. Carl Solander suggested preparing a general update on the HDC's activities and openings for a potential article in the Belmont Citizen newspaper.

b. CPC Warrant Committee Update

Gabriel Distler mentioned the special Warrant Committee meeting might be held in next few weeks. Carl Solander received a communication that the application for CPC funding for repair work at the School Administration Building is moving forward.

- c. Vote to approve CPA Grant application for School Admin Building repairs.

Carl Solander mentioned the grant application for repairing the school administration building and the town hall. He highlighted these as urgent projects that required off-cycle CPA grants. Michael Chesson confirmed that three CPA applications were approved: the roof repair for the admin building, the front of town hall, and the latest design work on the community path. The funding for these projects is a positive development, although it may require another request for proposal (RFP) to find a designer for the repairs. The committee expressed their support for continuing to maintain and repair the town's historic properties. Carl Solander made a motion to all in favor. Motion passed unanimously.

- d. Design Guidelines Discussion: Carl, Carol, and Komal

Carl Solander provided an update on the team's progress. Carol has performed an initial markup of the existing design guidelines and reviewed the guidelines from the towns of Salem and Brookline. Carl has updated the windows section. Komal has imported the text into InDesign software to better layout the new graphics. The team will continue the progress on rewriting and editing the design guidelines.

- e. Benton Library Update – Carl

Carl Solander discussed his recent visit to the library. He noted that the work on the interior and exterior masonry pointing is progressing satisfactorily.

- f. HDC Webpage Update – Gabe and Drew

The members discussed uploading historic maps and other relevant descriptions from the design guidelines to the website.

- g. Work Plan

Drew Nealon and Gabriel Distler will attend the MBTA community zoning meeting to discuss the proposed parcels map and provide input on how they will blend in with Pleasant Street Route 2.

Jacqueline Appel and Carl Solander suggested reviewing the town hall building complex study report in more detail to determine the next steps. Gabriel Distler to send a request for putting the report on the website and adding high-resolution drawings in the report.

5. General Housekeeping

Michael Chesson and Jacqueline Appel discussed their plan to attend new CPC meeting scheduled for November 15th.

The next HDC meeting is December 12, and Drew Nealon will take the minutes.

The meeting adjourned at 8:31 PM.

Respectfully submitted by Komal Mahajan