



Town Belmont  
 Historic District Commission  
 Homer Municipal Building, 2nd Floor  
 19 Moore Street  
 Belmont, MA 02478

OFFICE USE
Case Number: HDC- 13 11 10 51
18-09

**APPLICATION**

In accordance with the Historic Districts Act, MGL Ch 40C, and the Town of Belmont General Bylaws, §40-315, the undersigned applies to the Belmont Historic District Commission for a Certificate of:

- Appropriateness       Non-Applicability       Hardship

**1. PRELIMINARY INFORMATION:**

Address of Property: 624 Pleasant Street Belmont, MA 02478  
 Property Owner's Name: Raleigh C. Finlayson  
 Address: 624 Pleasant Street Belmont, MA 02478  
 Email: raleighfinlayson@gmail.com      Phone: 617-230-6161

Agent Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email: \_\_\_\_\_      Phone: \_\_\_\_\_

I am the :     Property Owner       Agent  
 Property is Owned by a Corporation, LLC, or Trust (Submit authorization to sign as owner)  
 Property is a Condominium or Cooperative Association (submit authorization to sign as trustee)

If applicable: Architect: \_\_\_\_\_      Contractor: Thomas Russell  
 (Russell Restorations and Remodeling, LLC)

**2. BRIEF DESCRIPTION OF PROPOSED WORK:**

We are interested in repairing our existing deck as well extending it to provide more outdoor living space for our growing family. We have selected a turned railing system to enhance the historical character and appearance of the back of our house. The expanded deck will be roughly 15' x 23' along the back of our house. The turned balusters are approximately 2.5" long and wide, and 36" tall.

**3. SIGNATURES:**

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 624 Pleasant Street  
 B. I hereby certify that if an Agent is listed on this Application, this Agent has been authorized to represent this Application before the Belmont Historic District Commission.

Owner: *Raleigh C. Finlayson*      Date: June 13th, 2018

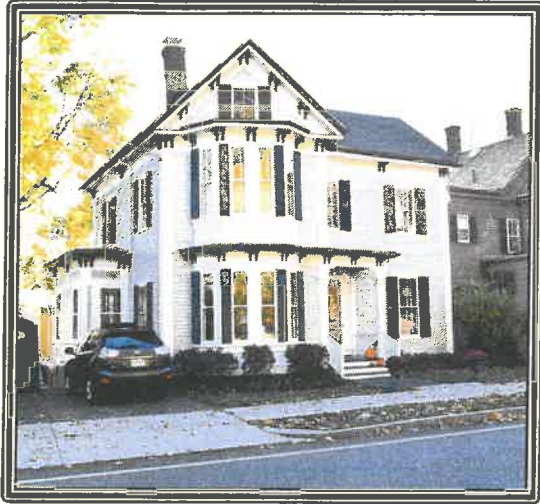
As Applicant/Agent, I make the following representations:

1. The information supplied on and in this Application is accurate to the best of my knowledge;  
 2. I will make no changes to the approved plans without prior approval from the Belmont Historic District Commission.

Applicant/Agent: \_\_\_\_\_      Date: \_\_\_\_\_

\* Incomplete applications and Insufficient documentation will not be accepted. \*

Approved March 23, 2017



624 Pleasant Street  
Historic District Application  
Raleigh and Caitlin Finlayson  
June 2018

## Application to Repair Existing Deck and Expand Deck Along the Back of Our House



### A. Goal

To repair parts of our existing deck (the privacy fence), replace the existing decking with natural ipe wood decking, replace the existing railing with turned balustrades, and install an expansion.

### B. Details of the Materials

- Decking: ipe natural wood decking
- Railing: Intex, Nautilus Style turned balustrades (milled pvc) ; dimensions: 2.5" x 36" high
- Size of Expansion Deck: 25'8 x 15'

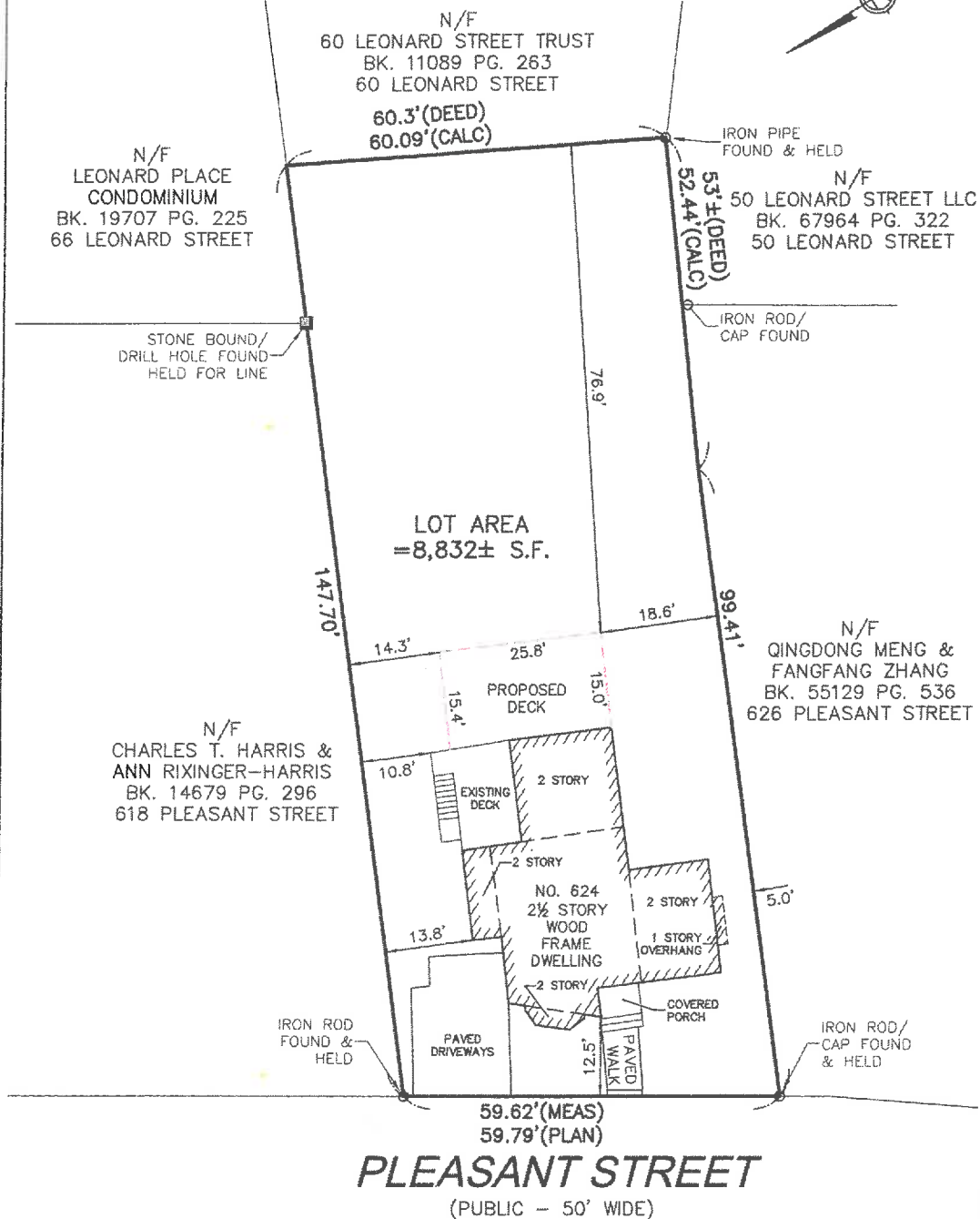
### C. Benefits to Both Our Home & the Neighborhood

- Longevity – both the decking and railing are likely to last considerably longer than alternatives and will be an improvement to what we currently have.
- Aesthetics – the turned railing will be a significant improvement and provide a greater visual link to the past. We believe the choices we've made will contribute to the historic character of the home.
- Functionality – the expansion will provide additional outdoor living space off of the first floor for our growing family as well as for entertaining.
- Upkeep – the ipe decking and railing will make it far easier to clean and maintain over many years.

We appreciate your time and consideration.  
Raleigh and Caitlin Finlayson

PREPARED BY:  
 DESIGN CONSULTANTS, INC.  
 120 MIDDLESEX AVENUE  
 SOMERVILLE, MA 02145  
 617-776-3350

MERIDIAN OF THE  
 STATE PLANE



NO PORTION OF THE STRUCTURE SHOWN ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 25017C0418E, IDENTIFIED AS COMMUNITY PANEL NO. 250182-0418E, BEARING AN EFFECTIVE DATE OF JUNE 4, 2010.

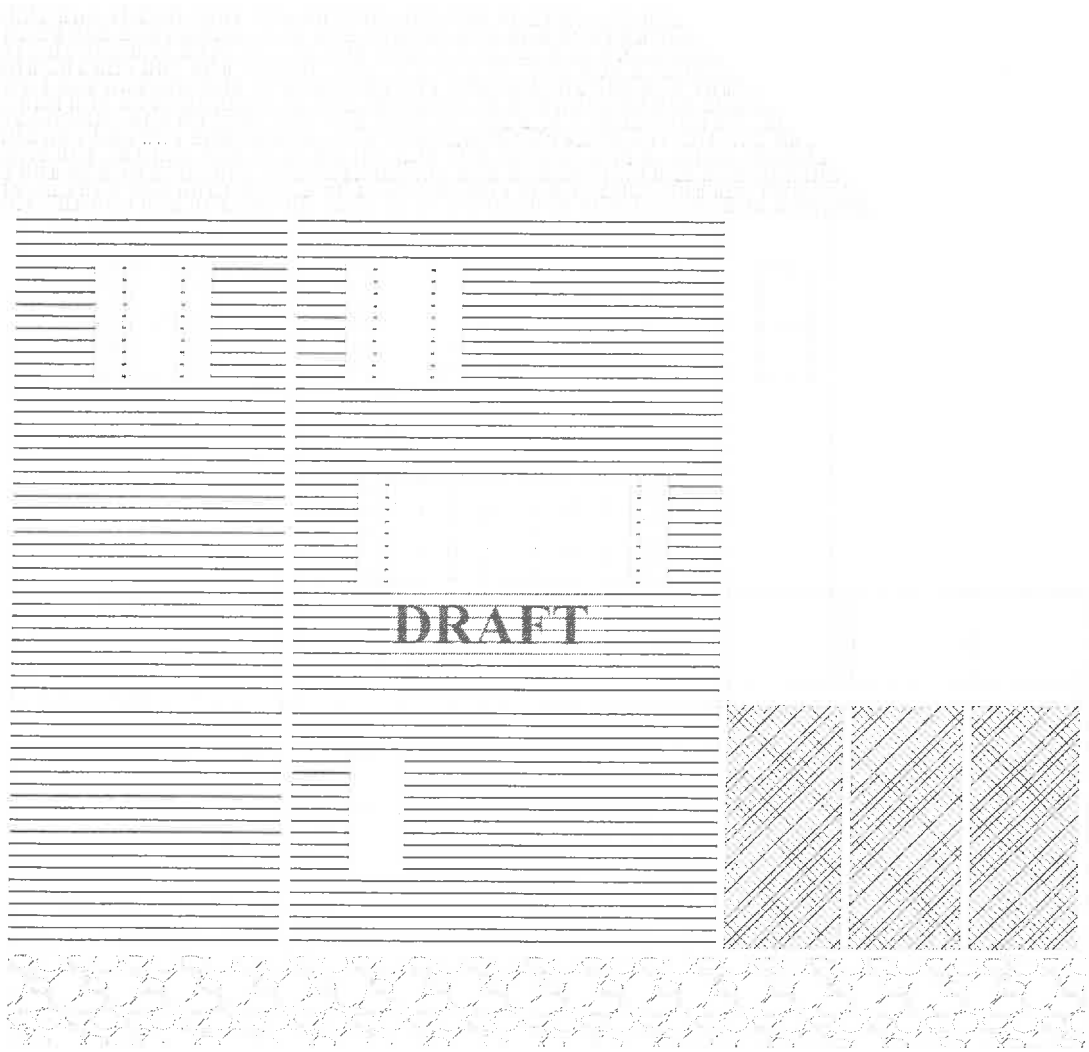
EXIST. LOT COVERAGE = 16%  
 PROP. LOT COVERAGE = 20%  
 EXIST. OPEN SPACE = 81%  
 PROP. OPEN SPACE = 76%



*David A. Gosselin* 5/22/18  
 DAVID A. GOSSSELIN, P.L.S. MASS. REGISTRATION NO. 45720

2018-041

OWNER:	FINLAYSON
LOC. HOUSE NO.:	624
LOC. LOT NO.:	34-157
APP. NO.:	
DATE:	MAY 18, 2018
SCALE:	1" = 20'



**SE Consulting**

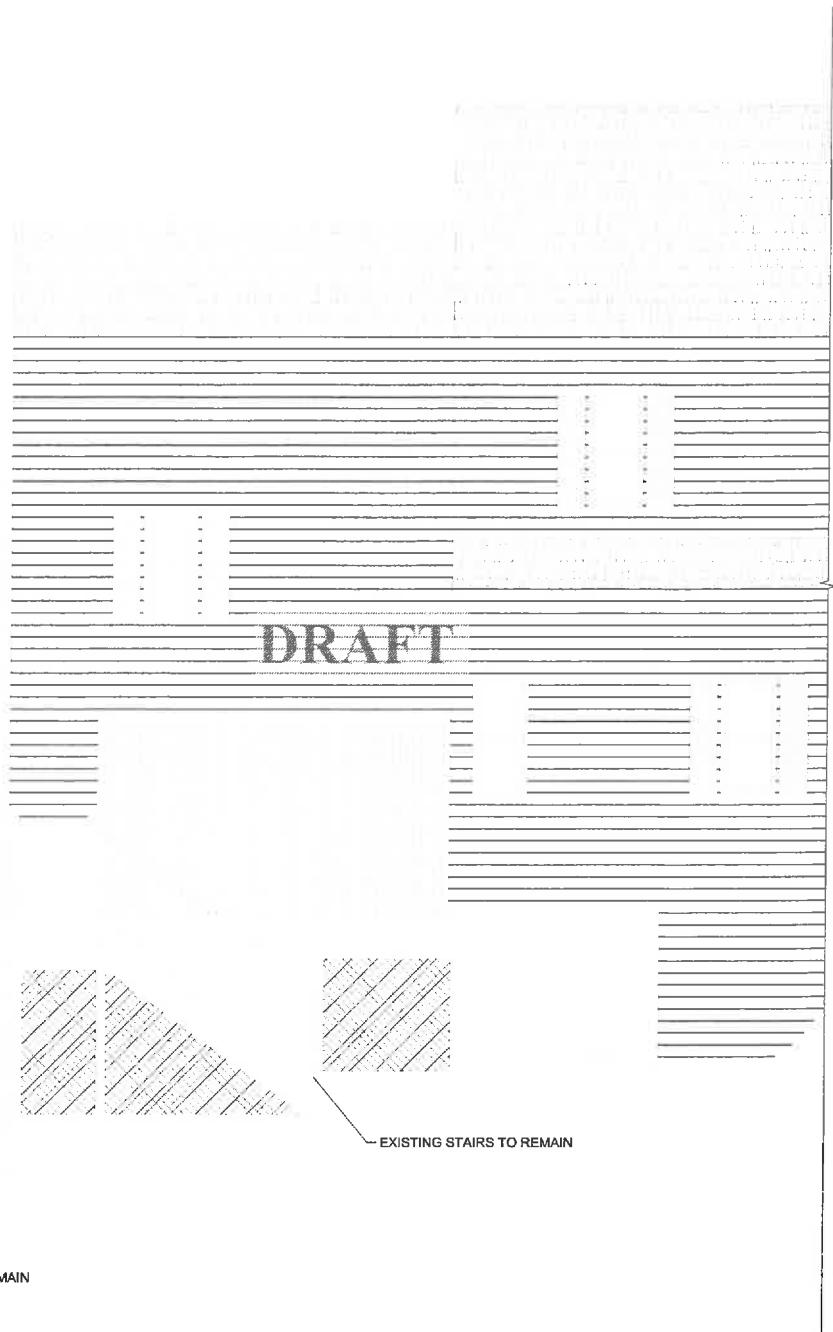
231 West Newton St, Suite 1  
Boston, MA 02116  
Tel: (617) 447-8030

**OWNER:**  
624 Pleasant St  
Belmont, MA

**Existing Rear Elevation**

Scale: 1/4" = 1'- 0"

**E200**



EXISTING STAIRS TO REMAIN

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**OWNER:**

624 Pleasant St  
Belmont, MA

**Side Elevation**

Scale: 1/4" = 1'-0"

**E201**

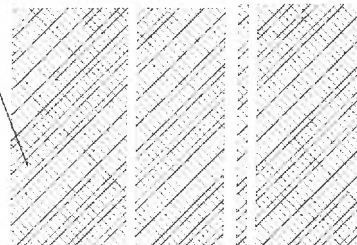
# DRAFT

NEW DECK EXTENSION  
23' IN LENGTH

EXISTING STAIR DOWN  
(BEYOND) TO REMAIN

EXISTING RETAINING  
WALL (BEYOND) TO  
REMAIN

EXISTING LATTICE  
(BEYOND)



## SE Consulting

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OWNER:  
624 Pleasant St  
Belmont, MA

## Proposed Rear Elevation

Scale: 1/4" = 1'- 0"

A200

**DRAFT**

NEW 42" HIGH  
GUARDRAIL TO  
MATCH EXISTING

NEW DECK  
EXTENSION 15' FROM  
BACK OF HOUSE

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624 Pleasant St  
Belmont, MA

**Proposed Side Elevation**

Scale: 1/4" = 1'- 0"

**A201**



## Photographs of Existing Conditions





## Photographs of IPE Decking



When IPE is installed, it is naturally brown but weathers into a silvery gray which would beautifully compliment our house.



(we wouldn't apply ipe oil)



A. **Benefits of the Intex Railing System**

1. **Aesthetics:** looks and feels like wood (but better). Has a matte finish that has to be painted, so it would be painted to match our current trim.
2. **Historic Character:** this railing would enhance the historic charm of the house and neighborhood.
3. **Longevity:** this railing will outlast everyone sitting in this room. Cedar would last approximately 20 years, and if we must go with a turned cedar railing, we'd probably rather save money and just replace what we currently have.
4. **Cost:** would be significantly more expensive to have to replace the railing in 20 years.
5. **Upkeep:** cedar railings would require frequent maintenance.
6. **Minimal view from the street:** people would only see a small portion of the deck from the street
7. **Comparison with Current Railing System** (in-kind replacement)

	Historical Appearance	Material
1. Intex Railing	Accurate	Inaccurate
2. Current Railing	Inaccurate	Accurate

B. **Pictured Detail:**

We changed our selection of the style to reflect a more Victorian aesthetic. It would not include the gooseneck near the newell posts as pictured here.

