



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

RECEIVED
 TOWN CLERK
 BELMONT, MA
 OFFICE USE
 Case Number: HDC -
 2019 APR -4 PM 1:55

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: 628 Pleasant Street + 634 Pleasant St, Belmont
 Property Owner's Name: Fang Fang Zhang & Qingdong Meng + Katarina & Ron Creamer
 Address: 634 and 628 Pleasant St., Belmont, MA 02478
 Email: Qingdongmeng@gmail.com, ron@501cambridge.com Phone: 541 264 0303
 Agent Name: Qingdong Meng + Ron Creamer Phone: 617 461 3482
 Address: 628 + 634 Pleasant St., Belmont
 Email: Qingdongmeng@gmail.com, ron@501cambridge.com Phone: 541 264 0303
 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: _____

2. BRIEF DESCRIPTION OF PROPOSED WORK:

a complete renovation of the shared driveway between the two properties, that includes resurfacing of crushed stone driveway with concrete paver approved by the HDC.

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 628 + 634 Pleasant St., Belmont
 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: Qingdong Meng Date: 03/21/19
Creamer

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: Qingdong Meng Date: 03/21/19
Creamer

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

Approved March 23, 2017

2019 APR -6 PM 1:47
 COMMUNITY

Statement of driveway improvements on 628 and 634 Pleasant Street
March 21, 2019

The objective of this statement is a complete renovation of the shared driveway between the owners of 628 Pleasant Street - Fang Fang Zhang and Qingdong Meng and the owners of 634 Pleasant Street - Katarina and Ron Creamer.

Both parties mutually agreed on resurfacing and modest enlarging the driveway. The driveway is sloped (cca 10%) and consists mostly of compacted dirt with some remains of crushed stone, which was the original surfacing. Over the years of using a snow thrower to remove the snow from the driveway, the crushed stone got replaced as well. To better maintain it, both parties agreed a hardscape surface would serve better this purpose.

The proposed driveway will be resurfaced with concrete pavers approved by the HDC (see site plans). The driveway entrance will be changed slightly to match the existing curb cuts.

The shape will change slightly (see site plans):

- On the 628 Pleasant street property, the edge of driveway is parallel to the side of the house and aligned with the curb cut.
- On the 634 Pleasant street property, it is determined by the proposed changes in landscape along the side of the house.

Both parties believe that this upgrade will be not only increase driveway functionality, but it should also prove to be a dramatic esthetic and historic sensitive upgrade.

Fang Fang Zhang

Qingdong Meng

Katarina Creamer

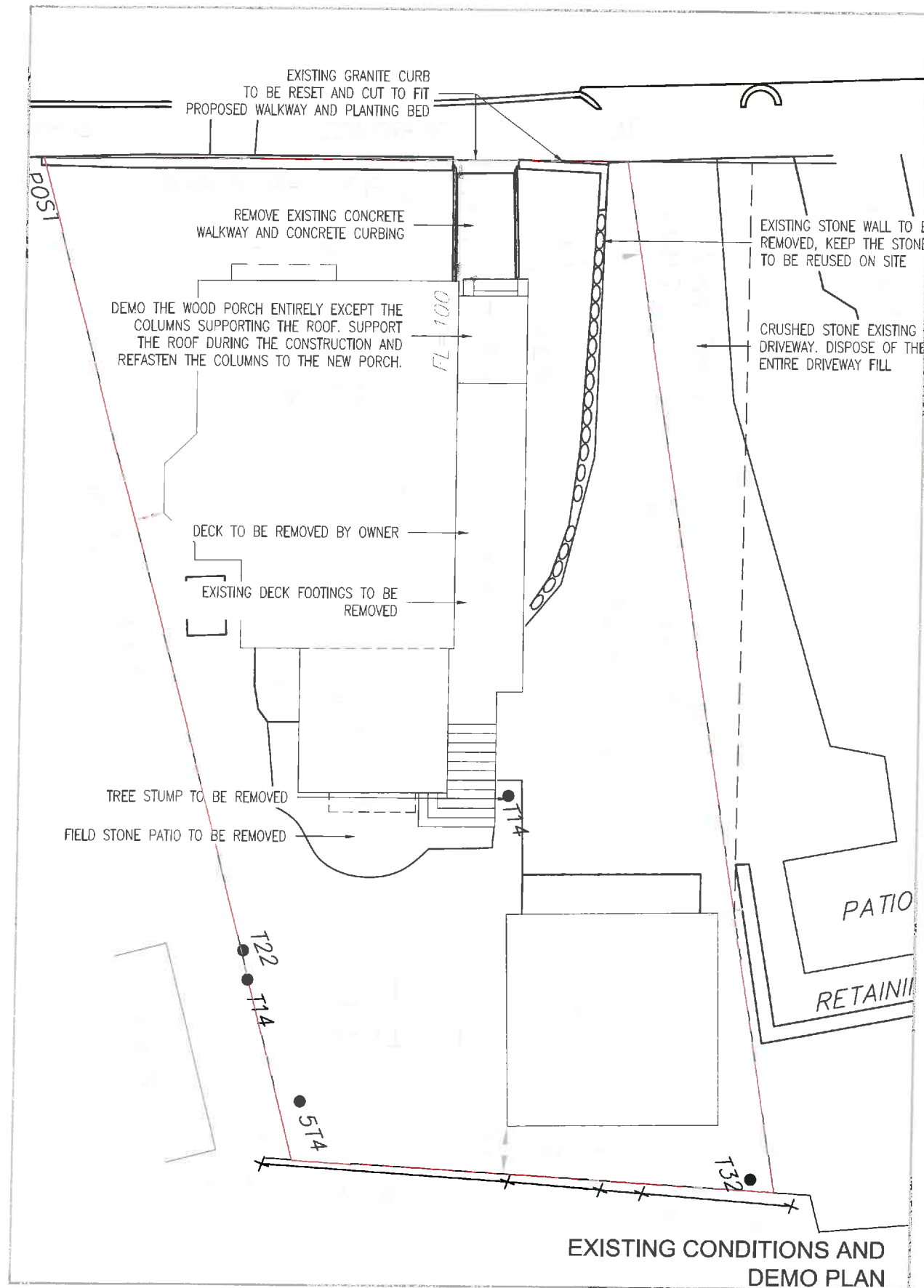
Ron Creamer



Creamer Residence, 634 Pleasant Street, Belmont, MA
REVISED EXTERIOR PROPOSAL RE: JULY 14, 2015
PRESENTATION FOR BELMONT HISTORIC DISTRICT COMMISSION

Katarina and Ron Creamer, 617.484.3969
ron@501cambridge.com, katarina.valeckova@gmail.com

APRIL 9, 2019



ENTRANCE WAY IS COMPROMISED OF CRACKED AND LOPSIDED CONCRETE AND IS OFF CENTER WHEN LEADING TO WEAKENED WOODEN ENTRANCE PORCH.



EXISTING DRIVEWAY WIDTH IS TOO NARROW FOR SHARED EASEMENT WITH NEIGHBOR ESPECIALLY WHEN BACKING UP TO BUSY PLEASANT STREET. EXISTING STONE WALL HAS BEEN HIT OVER A DOZEN TIMES DURING THE LAST YEAR BY GUESTS.

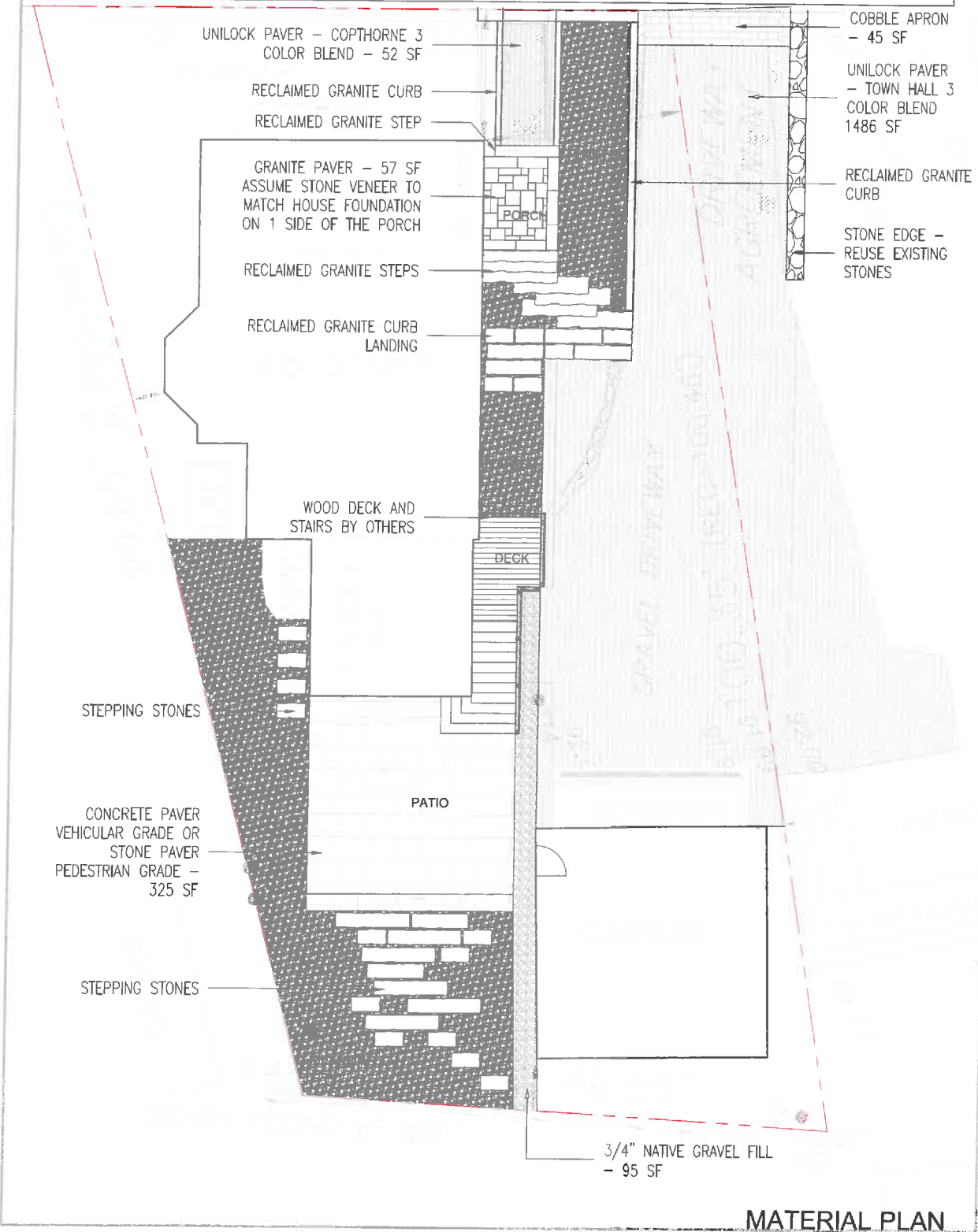


EXISTING DECK IS CRACKED, ROTTING AND UNSAFE WHILE SITUATED IN AN UNDESIRABLE LOCATION. TO THE NORTH IT GETS NO SUN AND IS PRONE TO MILDEW. WHILE DECK HAS NO PRIVACY AND IS CONSTANTLY EXPOSED TO THE LOUD TRAFFIC OF PLEASANT STREET.



EXISTING STAIR ALSO ROTTED AND UNSAFE

- NOTE:
1. DEMOLISH AND DISPOSE OF DECK FOOTING, FRONT PORCH DECKING AND SIDING (COLUMNS TO REMAIN) AND OTHER LANDSCAPE FEATURES
 2. ASSUME 4 SONOTUBE FOOTINGS FOR THE DECK, 6" CONCRETE PAD FOR THE STAIRS UP TO THE DECK AND FOR THE GRANITE STEPPING STONE UP TO THE PORCH.
 3. PORCH TO INCLUDE A 6" CONCRETE SLAB 30" BELOW FFE ON AGGREGATE SUBBASE.
 4. ASSUME A 9" GRADED BASE FOR ALL PAVED SURFACES



PROPOSED WALKWAY AND FRONT PROCH



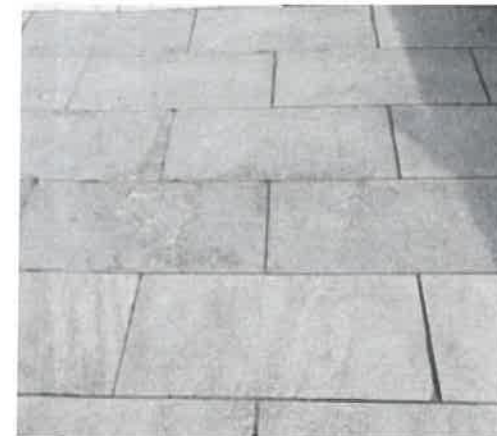
PROPOSED DECK



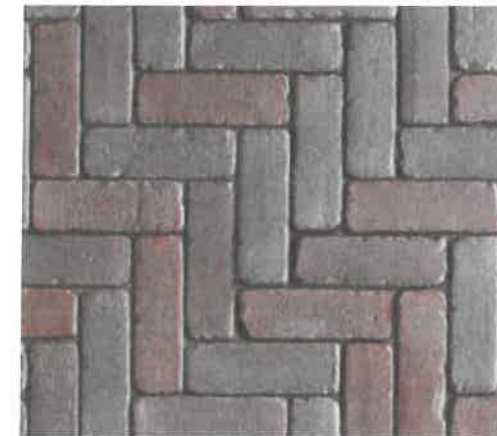
PROPOSED PATIO IN BACKYARD



PROPOSED DRIVEWAY



BLUE MIST GRANITE PAVER
PORCH



COPTHORNE BRICK PAVER
3 BLEND COLOR MIX IN
HERRINGBONE PATTERN



RECLAIMED GRANITE CURBING
AND STEPS



PORCH STONE CLADDING
TO MATCH THE HOUSE
FOUNDATION



CABLE TRELLIS AT FRONT PORCH



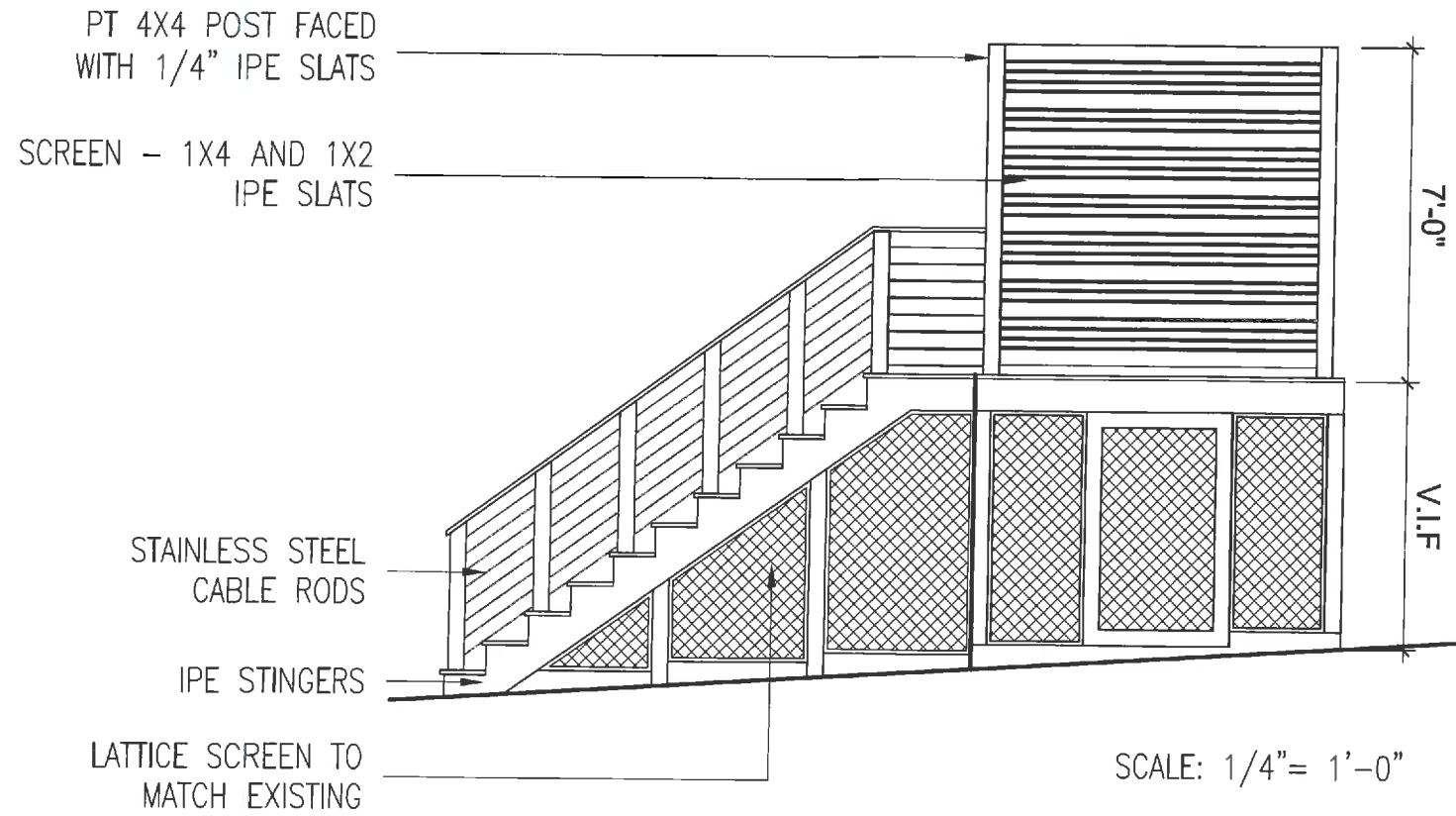
PYRACANTHA COCCINEA FOR
THE SCREEN



RECLAIMED GRANITE CURB AS
LANDING



RECLAIMED GRANITE CURB AS
RETAINING WALL



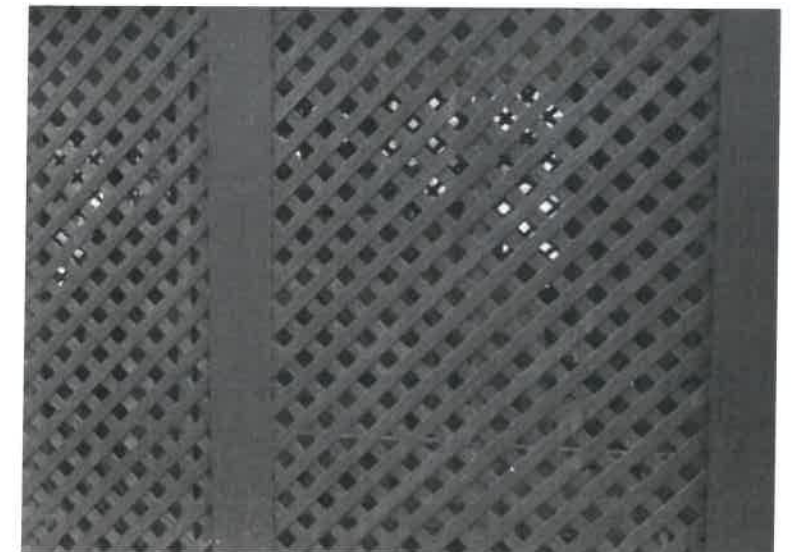
STAINLESS STEEL CABLE RAILING SYSTEM



VISUAL AND SOUND BLOCKING SCREEN WITH NATURAL FINISH



IPE DECK WITH NATURAL FINISH



BLACK LATTICE TO MATCH EXISTING



*UNILOCK TOWNHALL BRICK PAVER 3 BLEND COLOR MIX
IN HERRINGBONE PATTERN*



*COBBLESTONE APRON AT
DRIVEWAY*