



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

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 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: 634 Pleasant St., Belmont
 Property Owner's Name: Ron and Katarina Creamer
 Address: 634 Pleasant St., Belmont
 Email: ron@501cambridge.com Phone: 617 461 3482
 Agent Name: Ron and Katarina Creamer
 Address: 634 Pleasant St., Belmont
 Email: ron@501cambridge.com Phone: 617 461 3482
 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:

Hardscape renovation including entry porch renovation, resetting curbs, wooden deck restoration, back patio - new

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 634 Pleasant St.
 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: Ron Creamer Date: 03/22/19

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: Creamer Date: 03/22/19

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

Approved March 23, 2019

Statement for 634 Landscape Improvements

March 21, 2019

The objective of this statement is the description of proposed site improvements on the 634 Pleasant street property.

These include:

- 1. Renovation of the entry porch and walkway**
- 2. Renovation of the side deck**
- 3. Renovation of the patio and backyard**

1. Renovation of the entry porch and walkway

Existing conditions:

The walkway is constructed from concrete that has cracked and aged over the years and needs to be replaced.

The entry porch is built as wood porch with painted wood planks as surface material and lattice siding. The condition of the porch is poor. Wood planks decayed over time and are breaking down, the porch support below not properly secured by footing and has deteriorated.

Proposed improvements:

Remove the concrete walkway. Replace with concrete pavers approved by the HDC, lined with granite curbing. The porch itself is constructed in masonry and surfaced with granite pavers. Stone veneer to match the house foundation on the side of the porch parallel to the house.

2. Renovation of the side deck

Existing conditions:

The wood deck is built on the cold, sun-less northeast face of the house, directly facing the noisy traffic of Pleasant Street (Route 60). As such, it only attracts mildew and occupants never make use of this deck. It connects the front entry porch with the entrance at the back of the house continuing down to backyard with the stairs. The whole structure is painted.

Proposed improvements:

The intent is to remove the aged dysfunctional deck all together and reconstruct only the part that leads from the back entrance to the backyard. This part of the deck is designed to accommodate a grill and serves as an extension to the adjacent kitchen. It

is also an important connection between the house and the backyard. The screened deck provides a separation from the nearby street and contributes to the privacy of the backyard.

3. Renovation of the patio and the backyard

Existing conditions:

Most of the backyard consists of soil. There is a small patio from flagstones right up against the house not big enough to accomodate any seating.

Proposed improvements:

The design of the backyard is driven mostly by its size and character. It is a small rectilinear space surrounded by vertical structures from all 4 sides which gives an impression of an outdoor room. The owners would like to use this space as "an outdoor living room" that provides plenty of opportunities for entertainment. The yard is equally divided into a paved seating/lounge area and lush planted area.

For all the details regarding the design and materials, please refer to the illustration booklet.

With the proposed improvements it is our intention to create a valuable addition to the Belmont Center and historic community. Needless to say, it will become a much more enjoyable place to live in for us and future owners.


Katarina Creamer

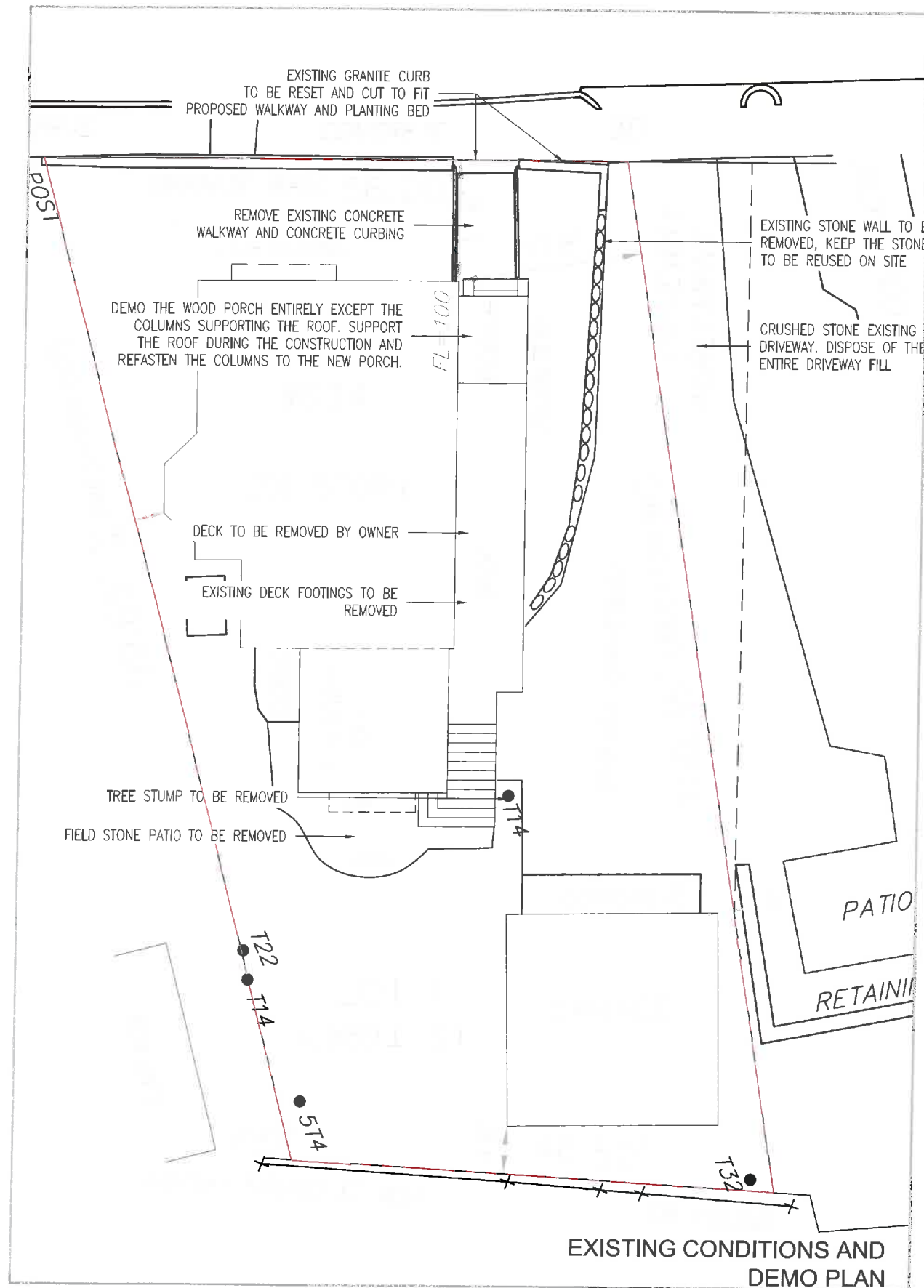

Ron Creamer



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.

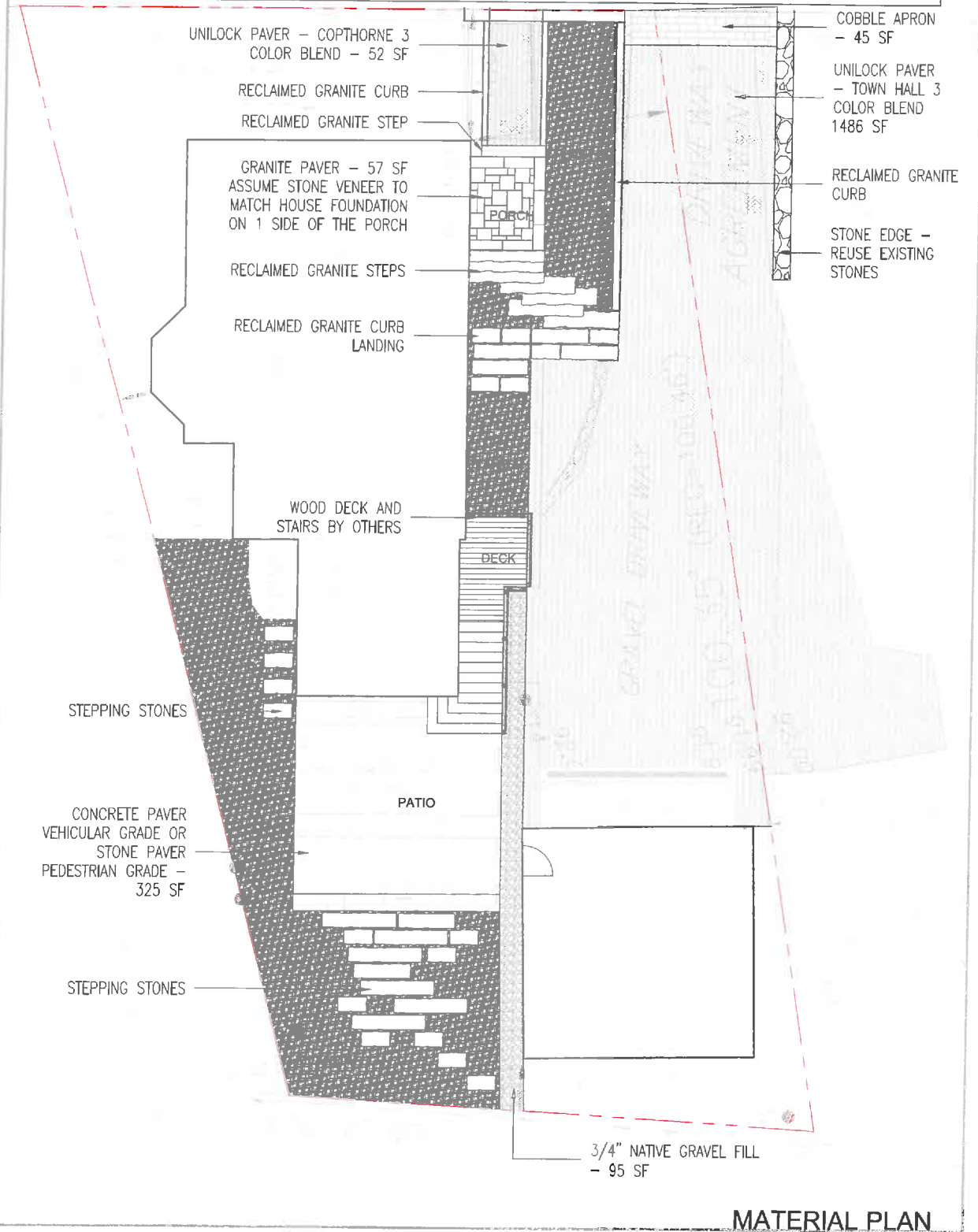


EXISTING DECK IS CRACKED, ROTTING AND UNSAFE WHILE SITUATED IN AN UNDESIRABLE LOCATION. TO THE NORTH IT GETS NO SUN AND IS PRONE TO MILDEW. WHILE DECK HAS NO PRIVACY AND IS CONSTANTLY EXPOSED TO THE LOUD TRAFFIC OF PLEASANT STREET.



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



MATERIAL PLAN



PROPOSED WALKWAY AND FRONT PROCH



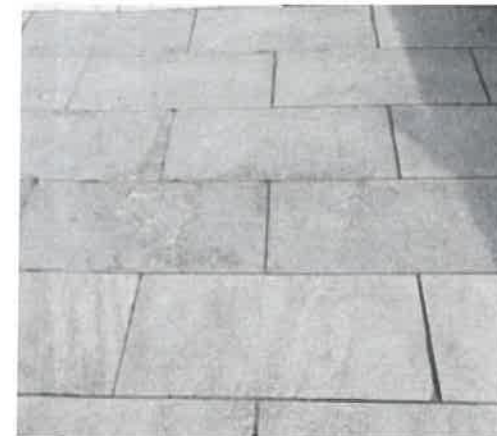
PROPOSED PATIO IN BACKYARD



PROPOSED DECK



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



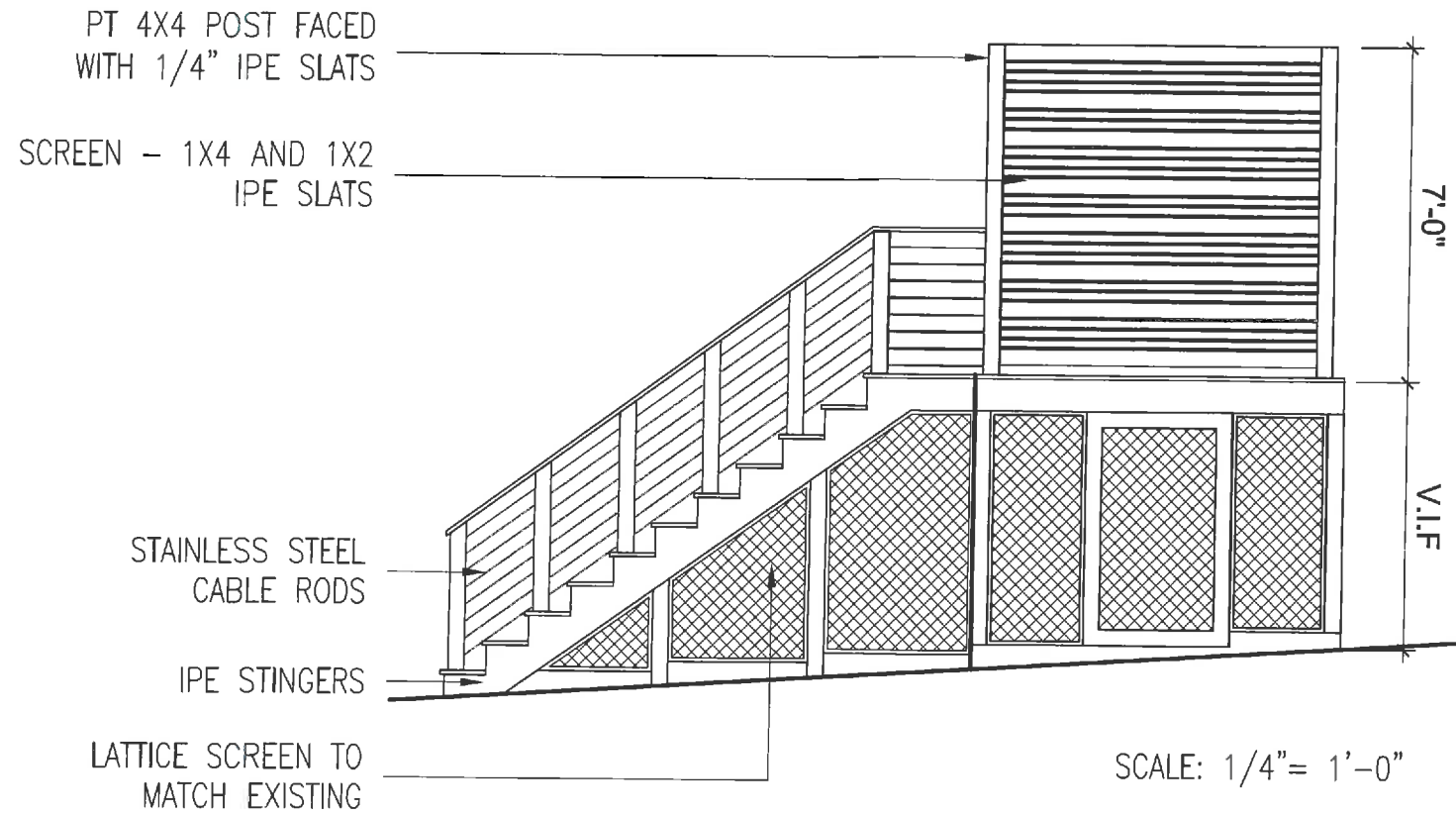
PYRACANTHA COCCINEA FOR
THE SCREEN



RECLAIMED GRANITE CURB AS
LANDING



RECLAIMED GRANITE CURB AS
RETAINING WALL



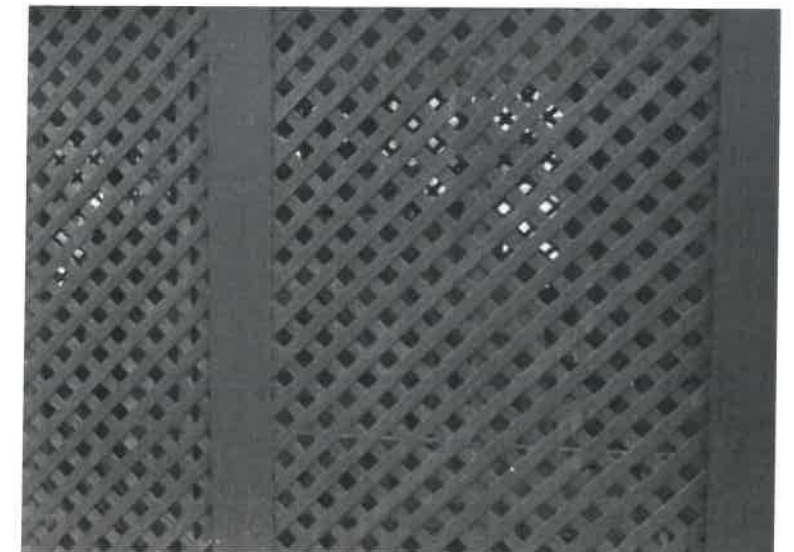
STAINLESS STEEL CABLE RAILING SYSTEM



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*