

**NOTICE OF PUBLIC HEARING BY THE  
HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

Notice is hereby given that the Belmont Historic District Commission will hold a public hearing on **TUESDAY, NOVEMBER 12, 2019, at 7:00 PM** in Town Hall, Conference Room 2, 455 Concord Ave., to consider the application of Robert Corning for a **CERTIFICATE OF APPROPRIATENESS** in order to **replace windows and doors on the rear elevation, replace an existing deck and trellis, add a hip roof on an existing addition, and replace trim and siding at 20 Somerset Street**, located in the Pleasant Street Historic District.

**Belmont Historic District Commission**



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

OFFICE USE
Case Number: HDC+TY

**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: 20 Somerset Street  
 Property Owner's Name: Robert and Lauren Corning  
 Address: 20 Somerset Street, Belmont, MA 02478  
 Email: robert.corning@stantec.com                      Phone: 617 413-0457

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: \_\_\_\_\_

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

See Attached Description

**3. SIGNATURES:**

**As Owner, I make the following representations:**

- A. I hereby certify that I am the Owner of the Property at: 20 Somerset Street, Belmont, MA 02478  
 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: [Signature]                      Date: 6/31/19

**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: \_\_\_\_\_                      Date: \_\_\_\_\_

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

Approved March 23, 2017

Town of Belmont  
Historic District Commission  
Application for Certificate of Appropriateness  
20 Somerset Street, Belmont, MA

### Project Description

20 Somerset Street is a split ranch style house originally constructed in the 1950's, with a major renovation in the 1970's. The home is mostly clad with cedar clapboards, with a brick façade on a portion of the front façade. Windows are a mix of vinyl and wood.

The proposed project is entirely located in the rear of the home. The majority of the project is a kitchen gut and renovation. As part of that work three new casement windows will be installed to replace an existing garden window. Also, two existing French doors that lead to the deck are going to be replaced with a triple bi-fold door system.

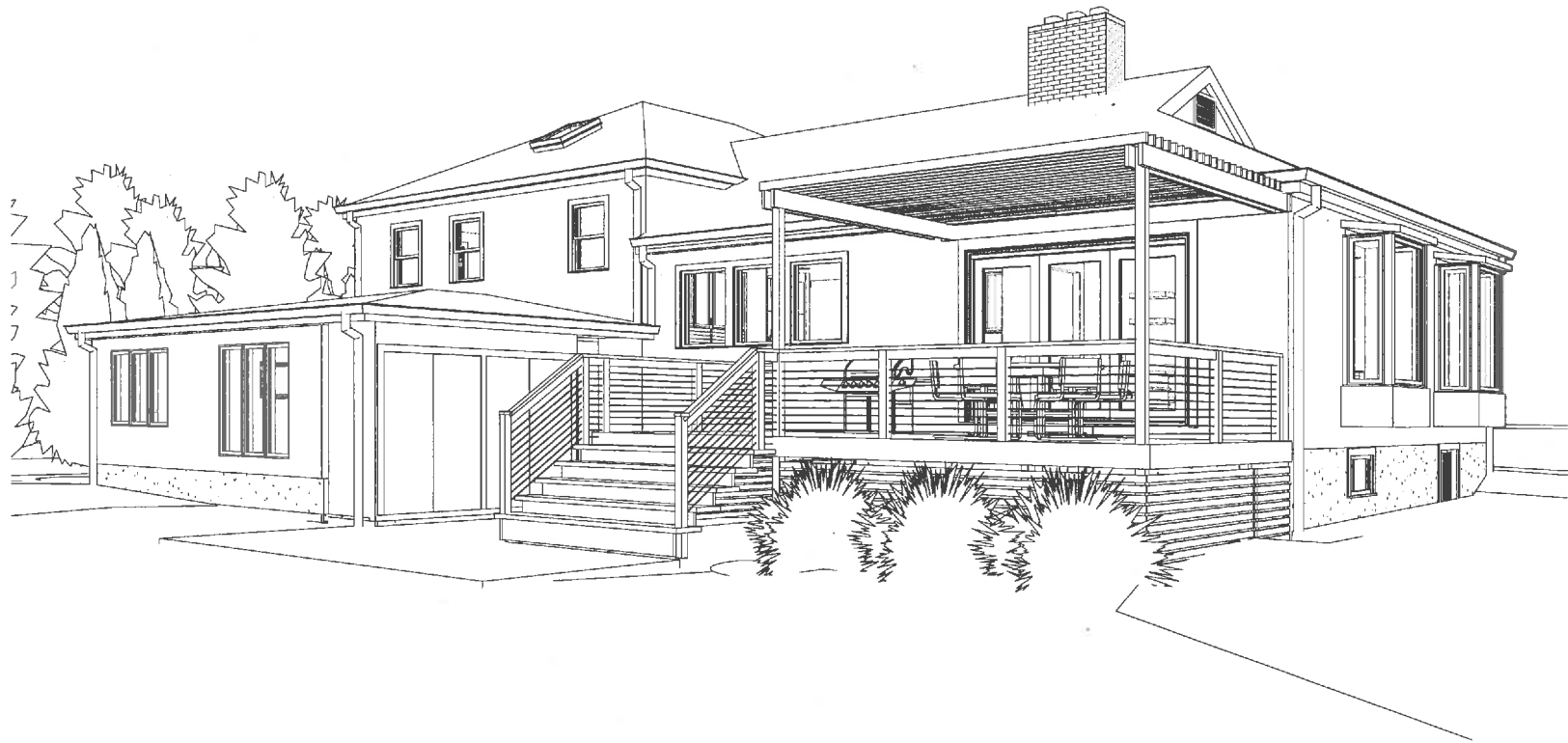
The existing deck is very poor conditions and is going to be replaced. The footprint is essentially the same as existing, except for a new stair that will go straight back off the deck to provide a more direct connection to the rear yard. An existing trellis over the deck will also be replaced in a similar location to existing. The deck is proposed to be Ipe or a similar sustainable tropical hardwood, with the same materials for the trellis and rail posts. Cable rails are proposed around the deck perimeter.

There is a one-story addition that exists off the rear of the house, with a flat roof and a door above that leads from the master bedroom. The proposed plan includes elimination of the door and replaced with a new window to match existing. Also proposed is a new hip roof over the addition. The roof at it's highest point is approximately 2' as it meets the house.

Also proposed is a small shed on the east side of the one-story addition that replaces an existing French door. The new hip roof will extend over the new shed.

Various trim and clapboards will be replaced as required due to new construction or materials in deteriorating condition.

The only part of the project that's barely visible from the street is the east end of the replaced deck.



20 Somerset Street Belmont, MA  
Rear Elevation -Perspective - Proposed



Front Elevation (facing street) for information. no work planned





View of deck from rear yard (matches perspective view +/-)



Deck East Elevation





Rear Elevation



East Elevation from front yard

**GENERAL NOTES:**

1. ALL WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER/ARCHITECT/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR TO DAMAGE TO PROPERTY CAUSED BY NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES OR SUBCONTRACTORS.
4. EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND IS RESPONSIBLE TO REPAIR SUCH DAMAGE AT THE CONTRACTORS EXPENSE.
5. WORKMANSHIP SHALL BE FIRST CLASS AND TO ACCEPTED STANDARDS RECOGNIZED WITHIN EACH STATE OR TRADE.
6. THE CONTRACTOR SHALL COORDINATE THE EFFORT OF EACH CONSULTING ENGINEER AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES.
7. ALL INFORMATION ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. NO LEAD PAINT, HAZARDOUS MATERIALS OR ASBESTOS ANALYSIS HAS BEEN DONE. EXISTING CONDITIONS ARE NOT GUARANTEED BY THE ARCHITECTS OR THE OWNER TO BE COMPLETE OR ACCURATE AND ARE GIVEN ONLY FOR INFORMATION.
8. DIMENSIONS FOR ALL WORK IS TO THE FACE OF WALL AND THE EDGE OF CONCRETE UNLESS NOTED OTHERWISE (UNO).
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WALL BLOCKING FOR ALL WALL AND CEILING MOUNTED ITEMS.
10. CEILING HEIGHTS, WHERE INDICATED, ARE FROM FINISH FLOOR TO FINISH CEILING.
11. THERE SHALL BE NO EXPOSED PIPE CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED, OR FURRED OUT OR FINISHED UNLESS NOTED AS EXPOSED CONSTRUCTION ON DRAWINGS.
12. THROUGHOUT THE PLAN ARE ABBREVIATIONS THAT ARE COMMON USE. IF YOU ARE UNFAMILIAR WITH THE ABBREVIATION, ASK THE ARCHITECT TO DEFINE THE ABBREVIATION OR INTENT.
13. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL OR ELECTRICAL EQUIPMENT.
14. WHERE ON ANY OF THE DRAWING OR DETAILS, A PORTION OF THE WORK IS SHOWN OR DETAILED AND REMAINDER IS INDICATED IN OUTLINE, THE PARTS SHOWN OR DETAILED SHALL APPLY TO ALL OTHER PORTIONS OF THE WORK.
15. DURING CONSTRUCTION, MITIGATION INCLUDES ADEQUATE BARRIER BETWEEN LIVING SPACE AND NEW CONSTRUCTION/RENOVATION.
16. ALL PIPES TO BE INSULATED.
17. FBOIBC: FURNISHED BY OWNER INSTALLED BY CONTRACTOR, TYP.

**PROJECT INFORMATION:** RENOVATION OF (E) KITCHEN, DECK, NEW DOOR AND WINDOW LOCATIONS AT BACK OF HOUSE, RENOVATED PERGOLA, NEW HIP ROOF OVER (E) 1 STCRY FLAT ROOF WITH SHED.

**ZONING:**

**SINGLE RESIDENCE "A"**

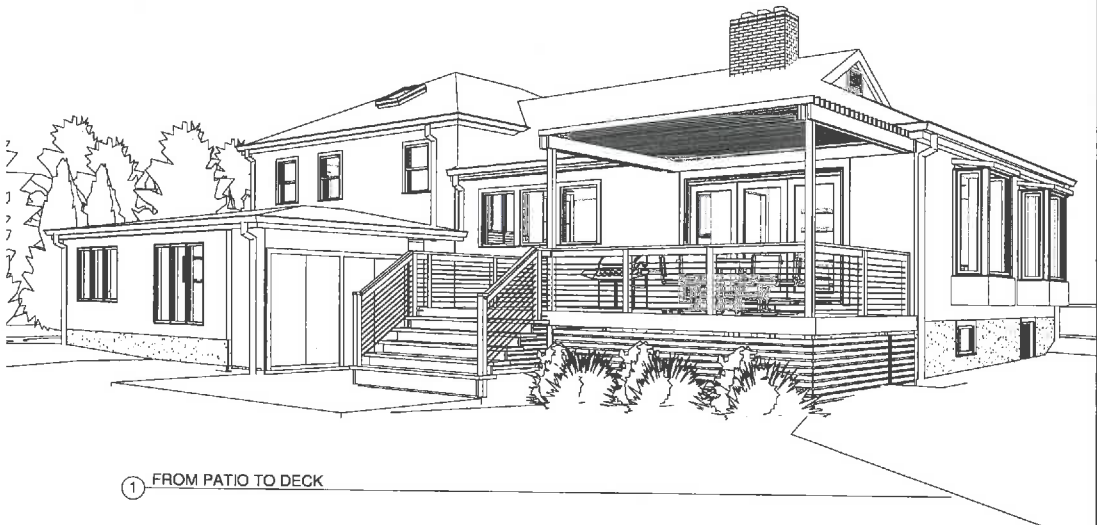
MINIMUM LOT AREA	25K SF
MINIMUM LOT FRONTAGE	125 ft
MAXIMUM LOT COVERAGE	20%
MINIMUM OPEN SPACE	50%
MINIMUM SETBACK DIMS IN FT	
Dwelling front: 30	side: 15 rear: 40/25 max bldg
ht: 35	
stories: 2.5	

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- A2 MAIN LEVEL/ REFLECTED CEILING PLAN
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- A4 SECTIONS
- A5 STRUCTURAL NOTES
- A6 ENLARGED KITCHEN PLAN
- A7 KITCHEN ELEVATIONS
- E1 EXISTING



② FROM PATIO TO DECK EXISTING



① FROM PATIO TO DECK



DESIGN STUDIO LLC

ARCHITECTURE

PLANNING DESIGN

201 LEXINGTON ST  
BELMONT MA  
02478

CHRISTINEARTHUR@GMAIL.COM

STAMP

CHRISTINE M. ARTHUR

STRUCTURAL

ENGINEER

DAN BONARDI

CONSULTING

ENGINEERS

1165R Mass Ave.,

Ste 203

Arlington, MA 02476

t 781 483 3336

dan@bonardi@db-ca.com

BOB AND LAUREN

CORNING

20 SOMERSET ST

BELMONT MA

02478

PROJECT STATUS

DATE: 10/29/19

DRAWN: CA

CHECKED: CA

FILE: CA

NOT FOR  
CONSTRUCTION

TITLE

GENERAL

NOTES

DWG NO

A0





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DAN BONARDI  
CONSULTING  
ENGINEERS  
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Ste 203  
Arlington, MA 02476  
t 781 483 3336

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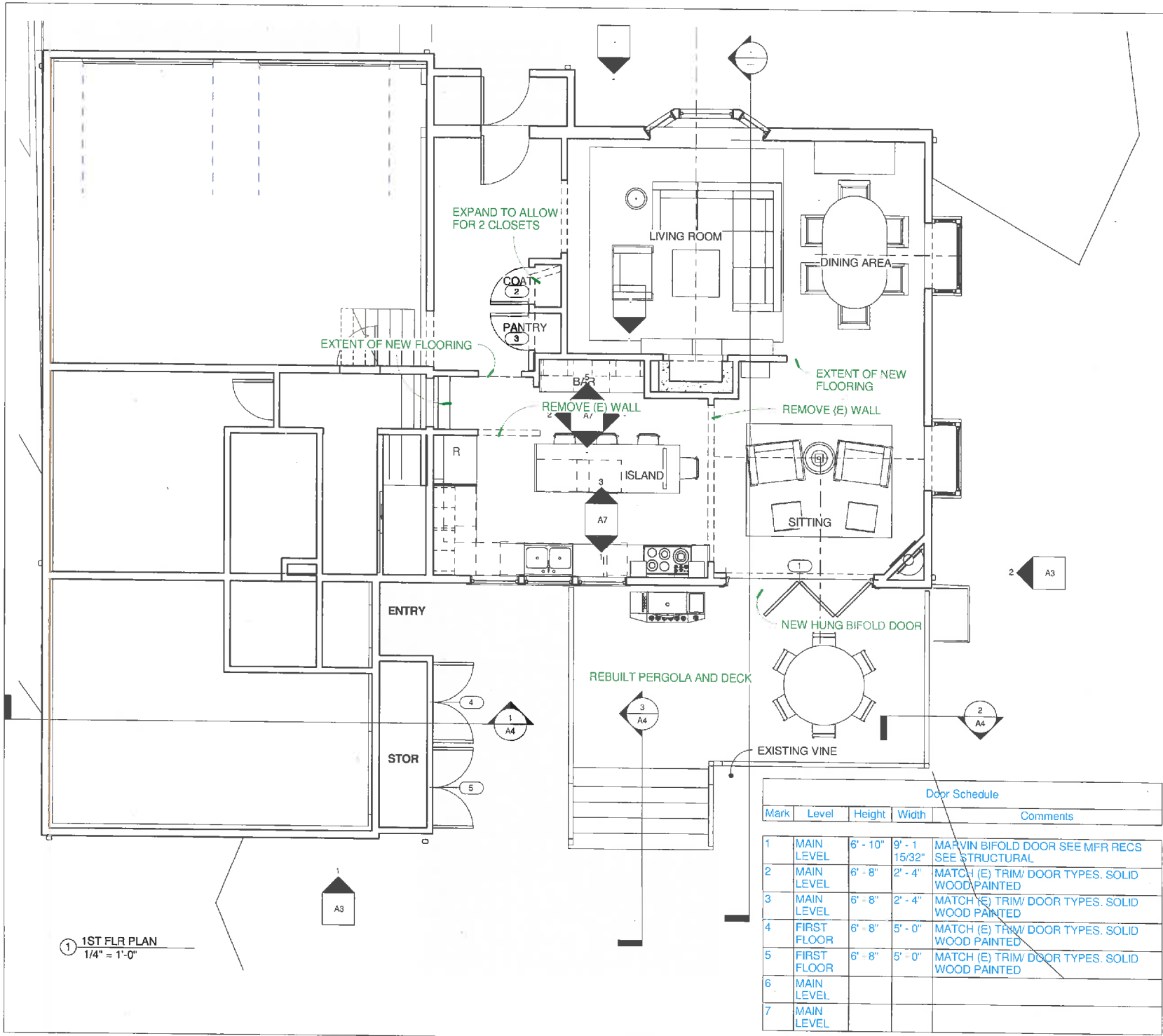
NOT FOR  
CONSTRUCTION

TITLE

MAIN  
LEVEL/  
FIRST  
FLOOR  
PLAN

DWG NO

A1



1 1ST FLR PLAN  
1/4" = 1'-0"

Door Schedule					
Mark	Level	Height	Width	Comments	
1	MAIN LEVEL	6' - 10"	9' - 1 15/32"	MARVIN BIFOLD DOOR SEE MFR RECS SEE STRUCTURAL	
2	MAIN LEVEL	6' - 8"	2' - 4"	MATCH (E) TRIM/ DOOR TYPES. SOLID WOOD PAINTED	
3	MAIN LEVEL	6' - 8"	2' - 4"	MATCH (E) TRIM/ DOOR TYPES. SOLID WOOD PAINTED	
4	FIRST FLOOR	6' - 8"	5' - 0"	MATCH (E) TRIM/ DOOR TYPES. SOLID WOOD PAINTED	
5	FIRST FLOOR	6' - 8"	5' - 0"	MATCH (E) TRIM/ DOOR TYPES. SOLID WOOD PAINTED	
6	MAIN LEVEL				
7	MAIN LEVEL				



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Arlington, MA 02476  
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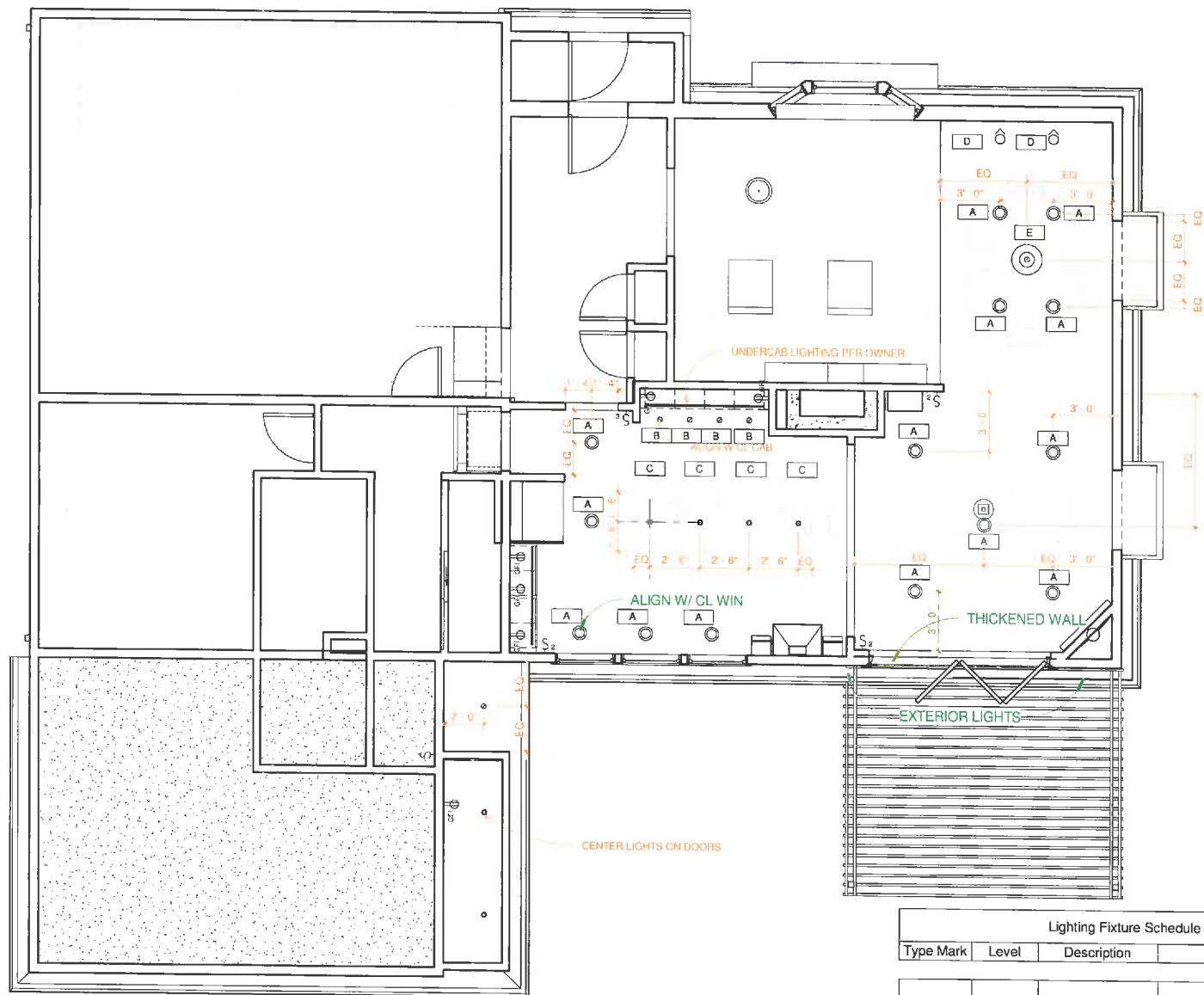
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CONSTRUCTION

TITLE

MAIN  
LEVEL  
REFLECTED  
CEILING  
PLAN  
(RCP)

DWG NO

A2



1 1ST FLR RCP  
1/4" = 1'-0"

Lighting Fixture Schedule			
Type Mark	Level	Description	Comments
A	MAIN LEVEL	PER OWNER	
B	MAIN LEVEL	PER OWNER	
C	MAIN LEVEL	PER OWNER	
D	MAIN LEVEL	PER OWNER	
E	MAIN LEVEL	PER OWNER	



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t 781 483 3336

daniel.bonardi@db-ce.com

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CHECKED: CA  
FILE: CA

NOT FOR  
CONSTRUCTION

TITLE  
EXTERIOR  
ELEVATIONS

DWG NO

A3



① SOUTH ELEVATION  
1/4" = 1'-0"



② EAST ELEVATION  
1/4" = 1'-0"





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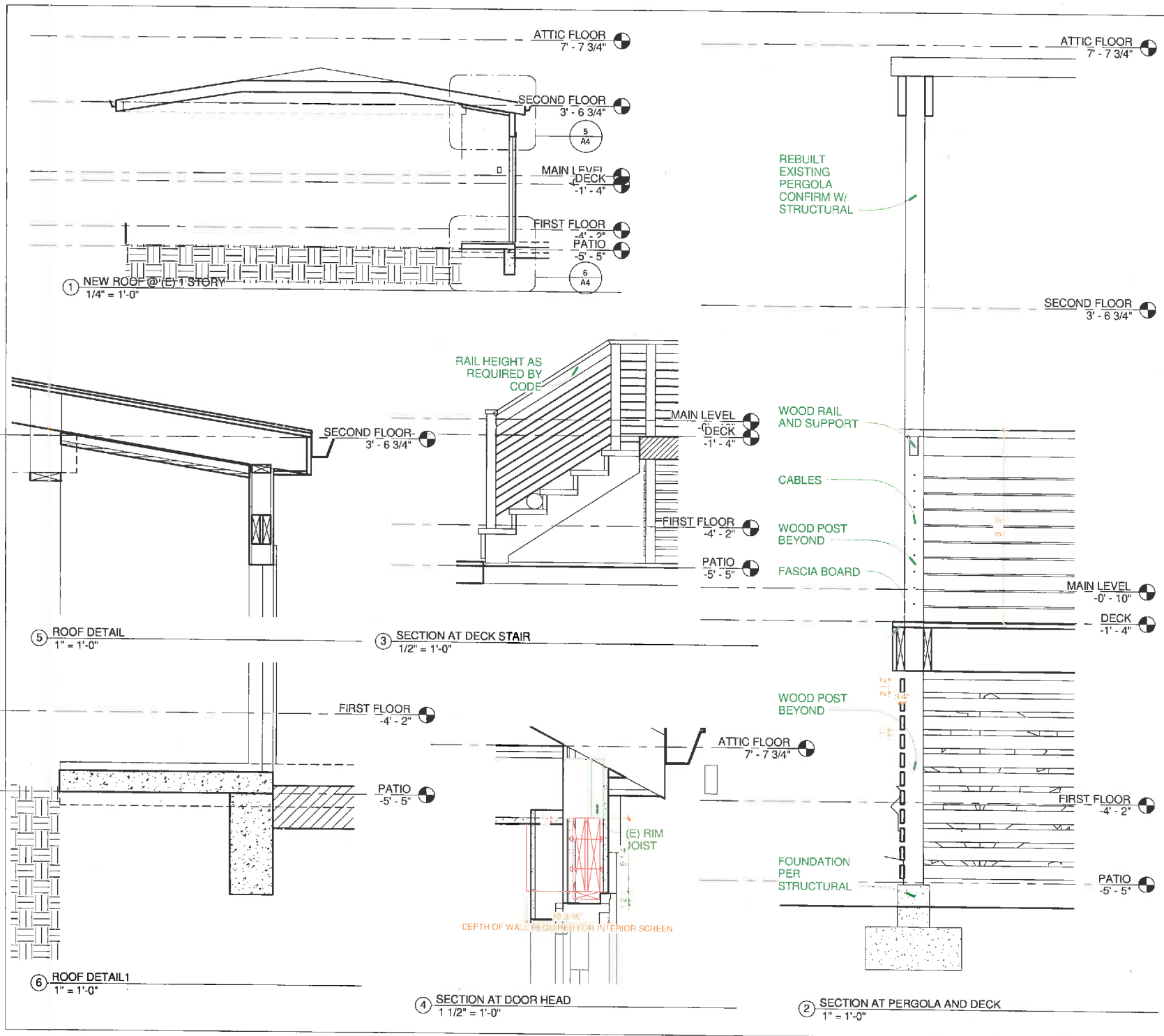
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NOT FOR  
CONSTRUCTION

TITLE  
SECTIONS

DWG NO

A4





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CHRISTINEARTHUR@gmail.com

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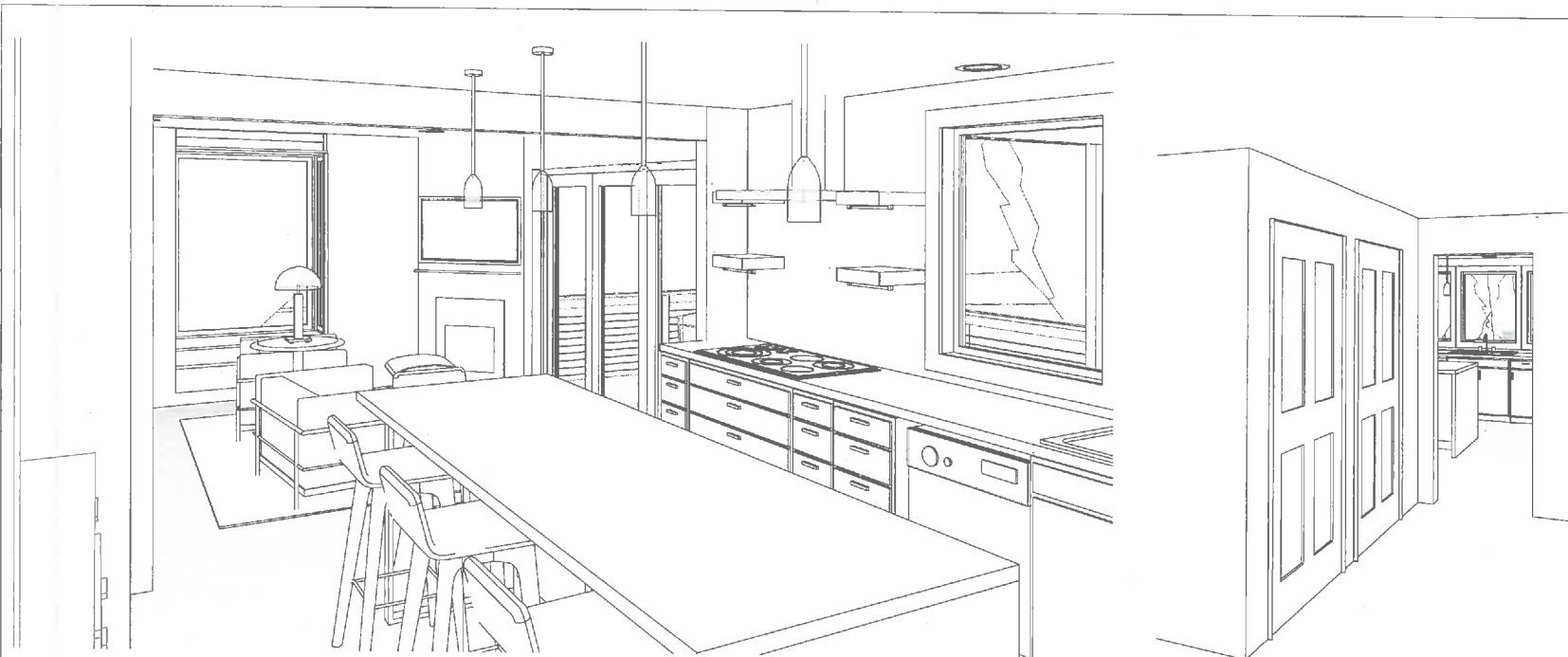
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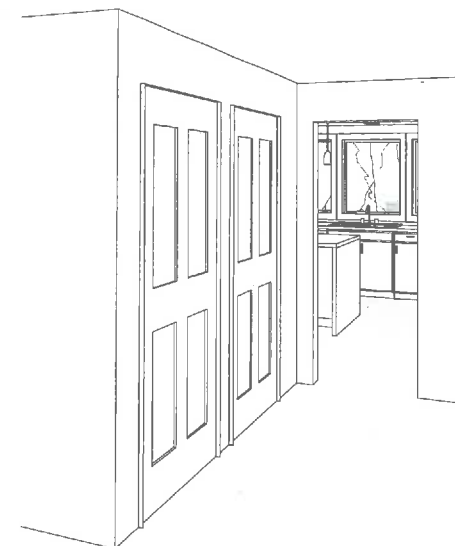
VIGNETTES

DWG NO

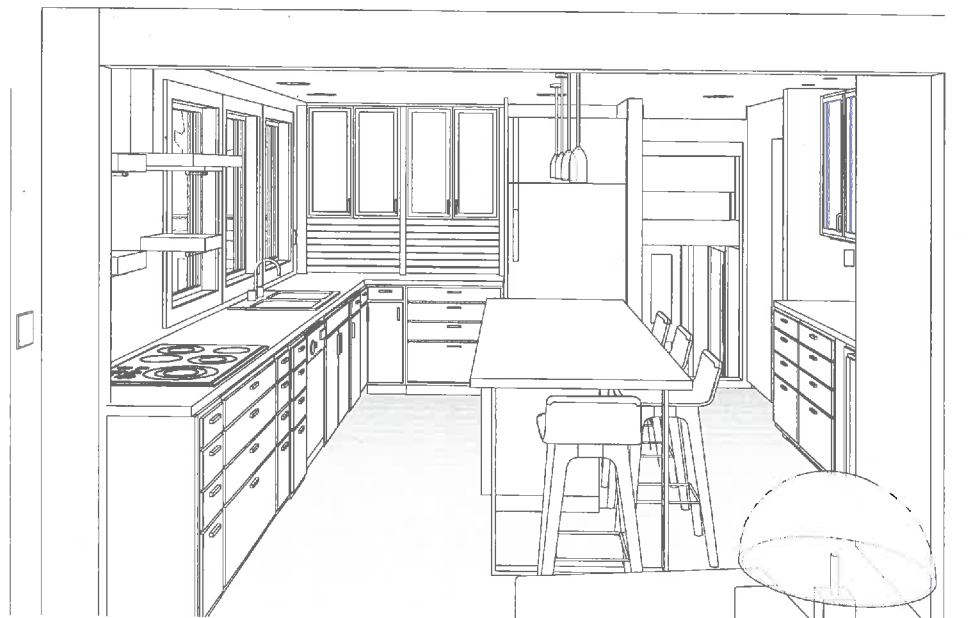
A5



2 FROM HALL TO KITCHEN AND SITTING



1 FROM ENTRY TO KITCHEN



3 FROM SITTING TO KITCHEN



4 FROM DINING TO SITTING ROOM



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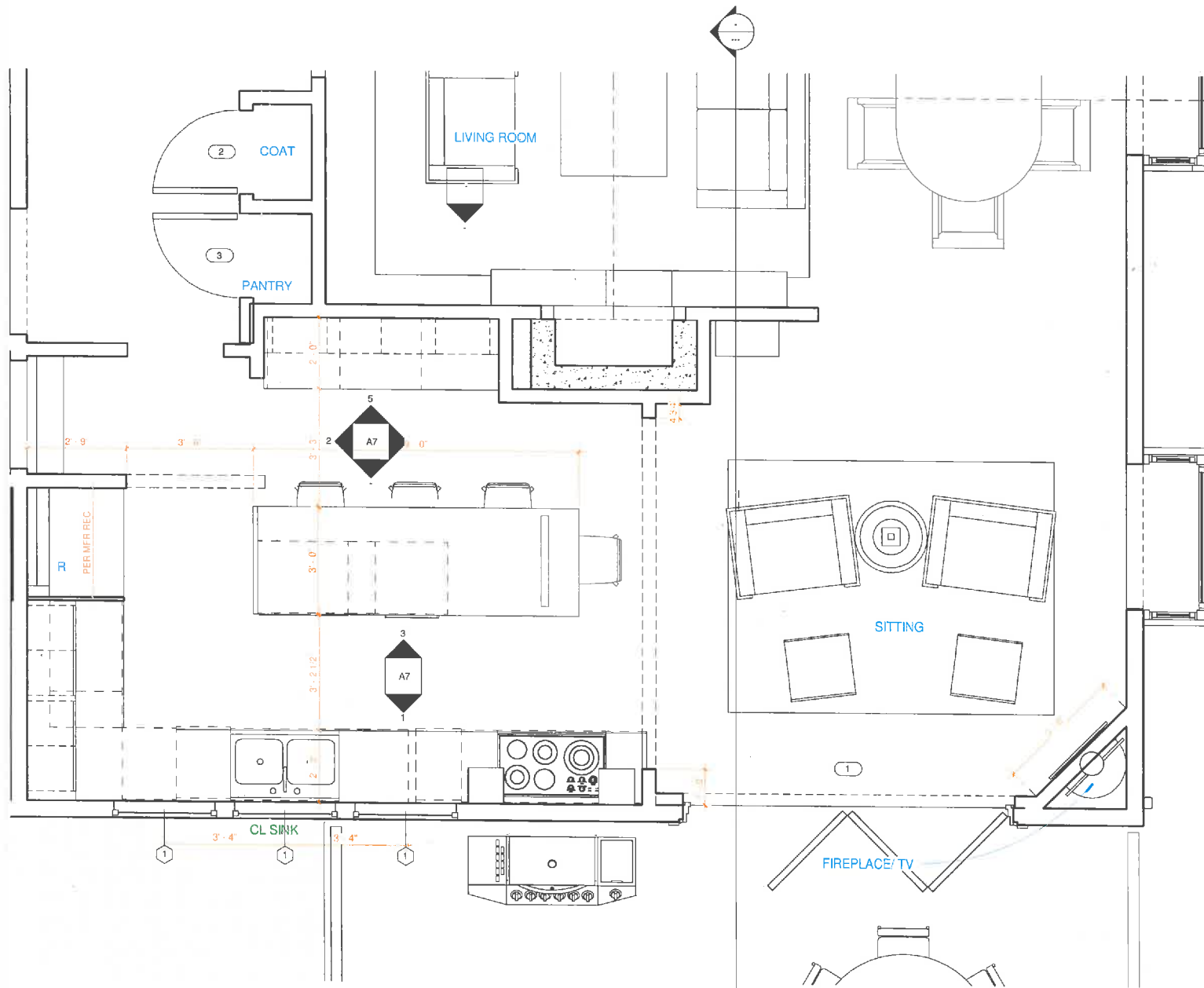
DATE: 10/30/2019  
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CHECKED: CA  
FILE: CA

NOT FOR  
CONSTRUCTION

TITLE  
ENLARGED  
KITCHEN  
PLAN

DWG NO

A6



1 ENLARGED KITCHEN PLAN  
1/2" = 1'-0"





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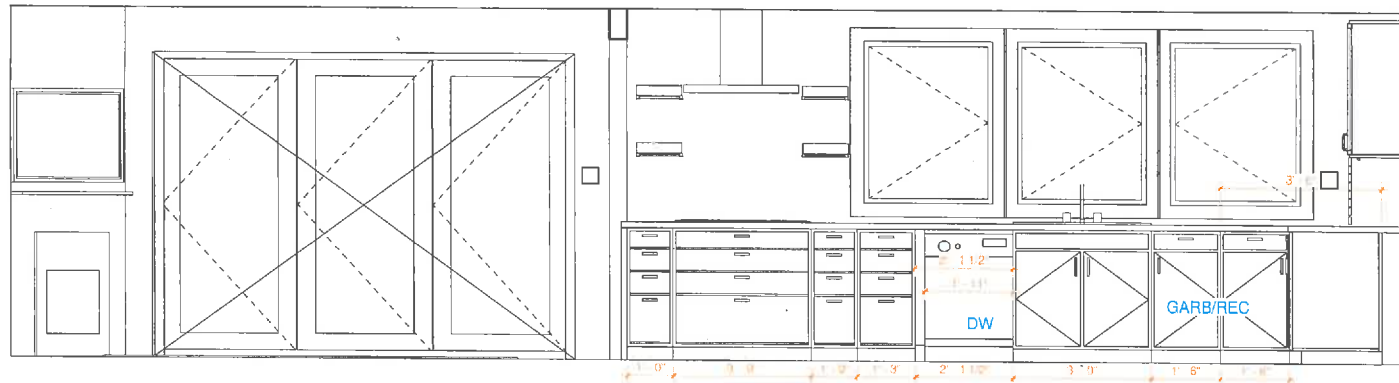
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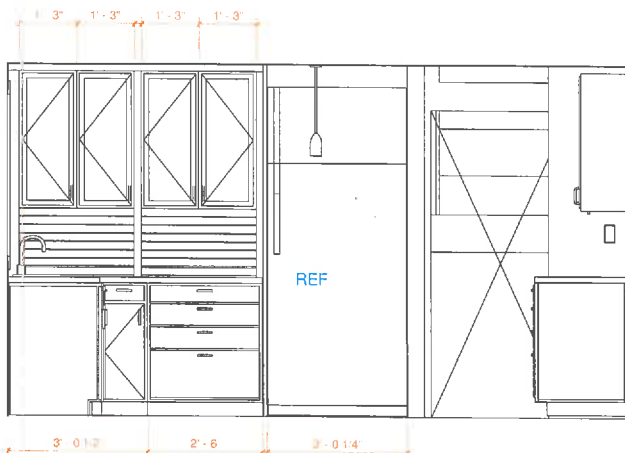
KITCHEN  
ELEVATIONS

DWG NO

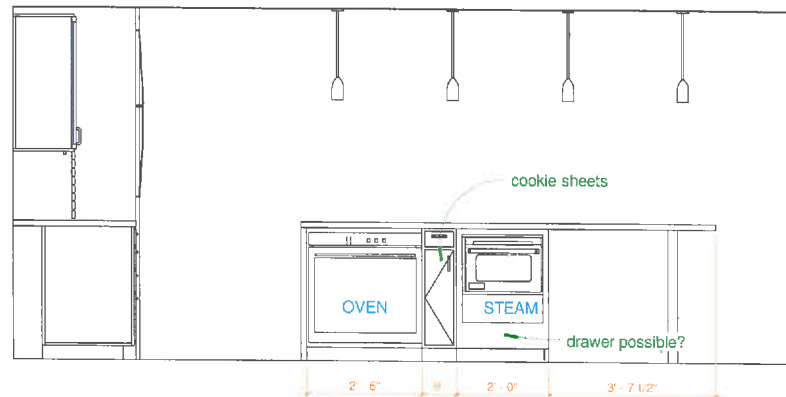
A7



1 KITCHEN/SITTING S ELEVATION  
1/2" = 1'-0"



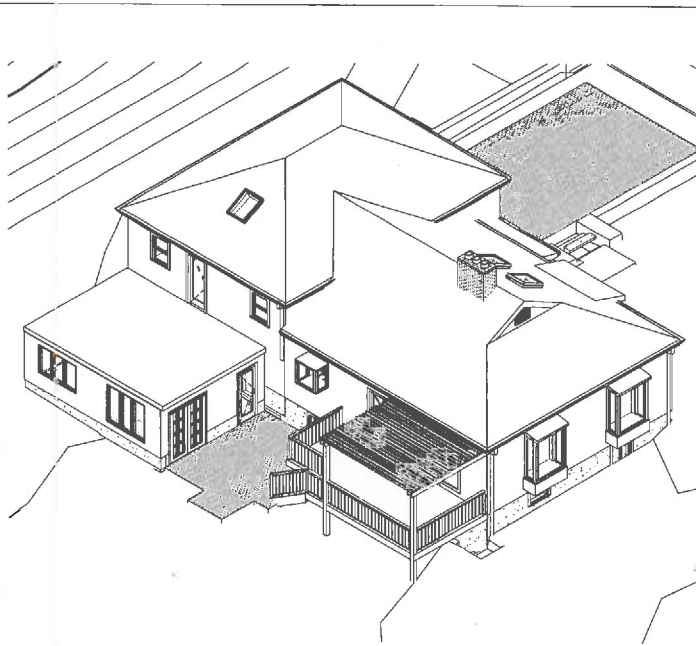
2 KITCHEN W ELEVATION  
1/2" = 1'-0"



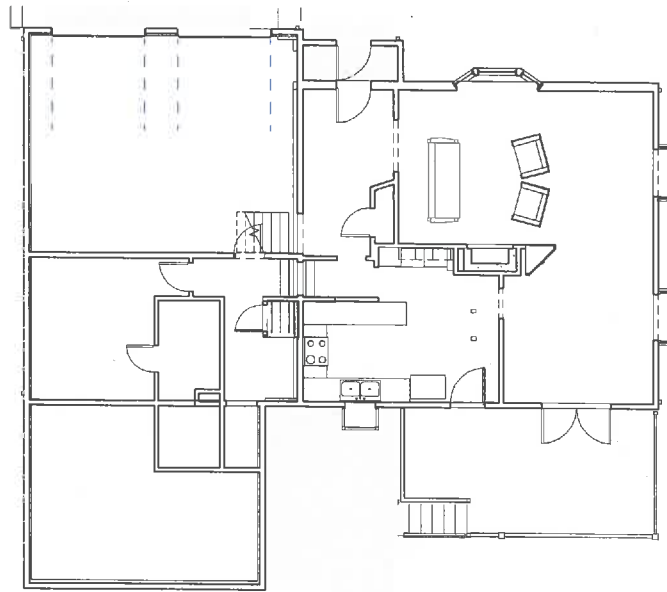
3 KITCHEN ISLAND S ELEVATION  
1/2" = 1'-0"



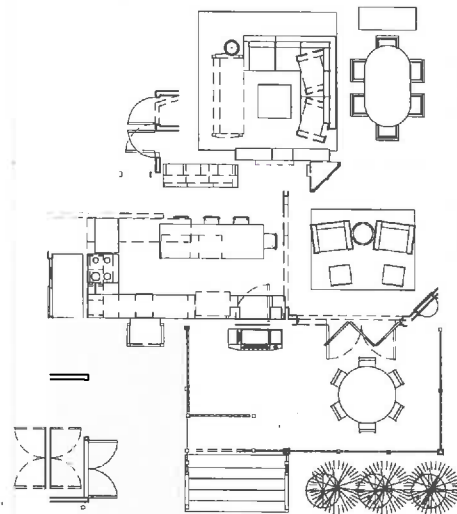
5 KITCHEN BAR ELEVATION  
1/2" = 1'-0"



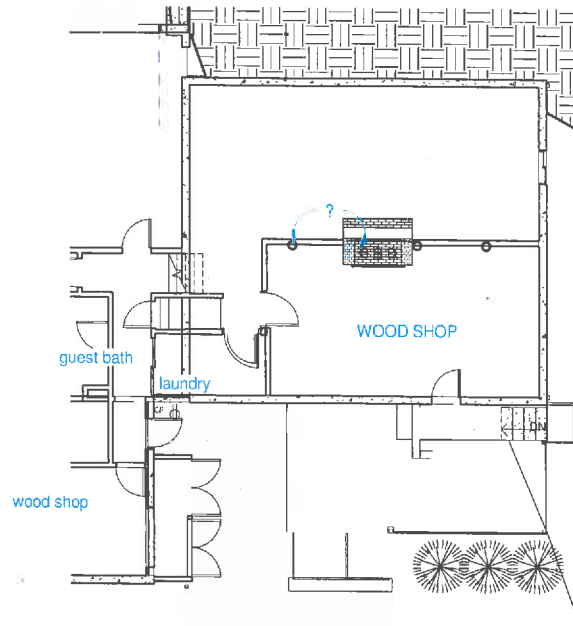
① EXISTING  
1/8" = 1'-0"



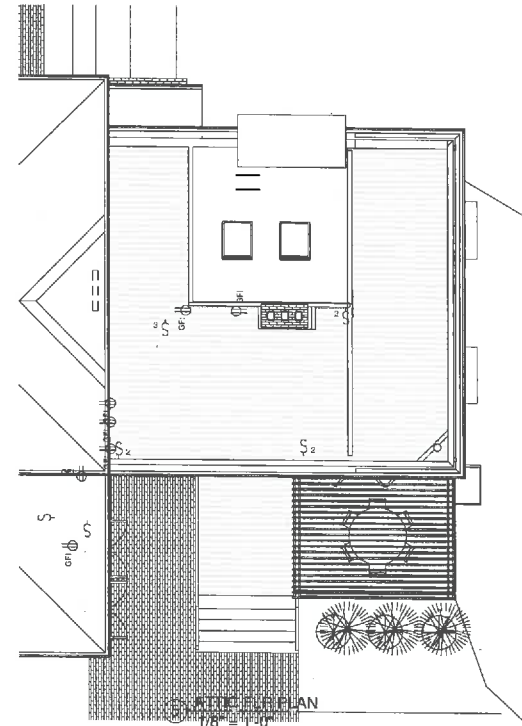
③ EXISTING MAIN FLR PLAN  
1/8" = 1'-0"



② EXISTING/NEW JUXTAPOSED  
1/8" = 1'-0"



④ BASEMENT PLAN  
1/8" = 1'-0"



⑤ SITE PLAN  
1/8" = 1'-0"



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EXISTING

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E1