



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

OFFICE USE
Case Number: HDC -

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: 711 PLEASANT ST, BELMONT, MA 02478 RAISED RAILINGS ON
 Property Owner's Name: CHRISTOPHER HOWE RIPMAN PICKET WITH PICKET
 Address: 711 PLEASANT STREET, BELMONT, MA 02478 RAILINGS BOTH SIDES
 Email: chris@ripmanlighting.com Phone: 617-968-5027

Agent Name: NA
 Address: _____
 Email: _____ Phone: _____

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

If applicable: Architect: _____ Contractor: CHRIS VALSTYN / PINNACLE

2. BRIEF DESCRIPTION OF PROPOSED WORK:

AS REQUESTED BY GABE DISTLER, I REVIEWED THE DOCUMENTATION FOR CASE 23-03 (APPROVED BY HDC) WITH SARA PAUSDIAN. SLATER ADVISED THAT THE NEW FRONT PORCH RAILINGS MUST BE UP TO CODES, 36" (INSTEAD OF EXISTING 32") AND WITH PICKETED RAILINGS BOTH SIDES (I AM PROPOSING 1/2" x 1/2" PICKETS WITH 3 1/2" CLEAR BETWEEN PICKETS.)

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 711 PLEASANT ST, 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: 20 APRIL 2023

As Applicant/Agent, I make the following representations:

- The information supplied on and in this Application is accurate to the best of my knowledge;
- 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

RIPMAN LIGHTING CONSULTANTS

711 PLEASANT STREET
BELMONT, MASSACHUSETTS 02478

www.ripmanlighting.com
617-489-3366

28 April 2023

Re: 711 Pleasant Street – HDC Application – Façade Restoration – Front Porch Only

BELMONT HISTORIC COMMISSION

Applicant Statement

Submitting picketed porch railings 36” high both sides of front porch, per request of Gabe Distler due to direction from Slater Panosian to bring the front porch rails up to code (requiring picketed railings both sides). Proposing 1.5 x 1.5” pickets, 3.5” clear between pickets. See updated sketch attached. Railings must be raised to 36” from existing 32” to meet code (not shown in sketch, but so annotated).

Reason for the Proposed Changes

Deterioration of existing wood due to age of structure. Routine maintenance. Conformance to code.

Will This Affect Abutters?

No.

HDC Objectives and Standards

The project will restore the front porch to its former condition which is consistent with the objectives and standards of the Historic District Commission, subject to requirements from the building inspector..

Photographs

See photographs and sketch attached.

Sincerely yours,



Christopher Hugh Ripman AIA
President
RIPMAN LIGHTING CONSULTANTS

From: [Chris Ripman](#)
To: [Chris Ripman](#)
Subject:]711 Pleasant Street HDC
Date: Tuesday, April 25, 2023 2:47:09 PM

-----Original Message-----

From: Slater Panosian <spanosian@belmont-ma.gov>
Sent: Tuesday, April 25, 2023 8:42 AM
To: Chris Ripman <Chris@ripmanlighting.com>
Subject: RE: [EXTERNAL]711 Pleasant Street HDC

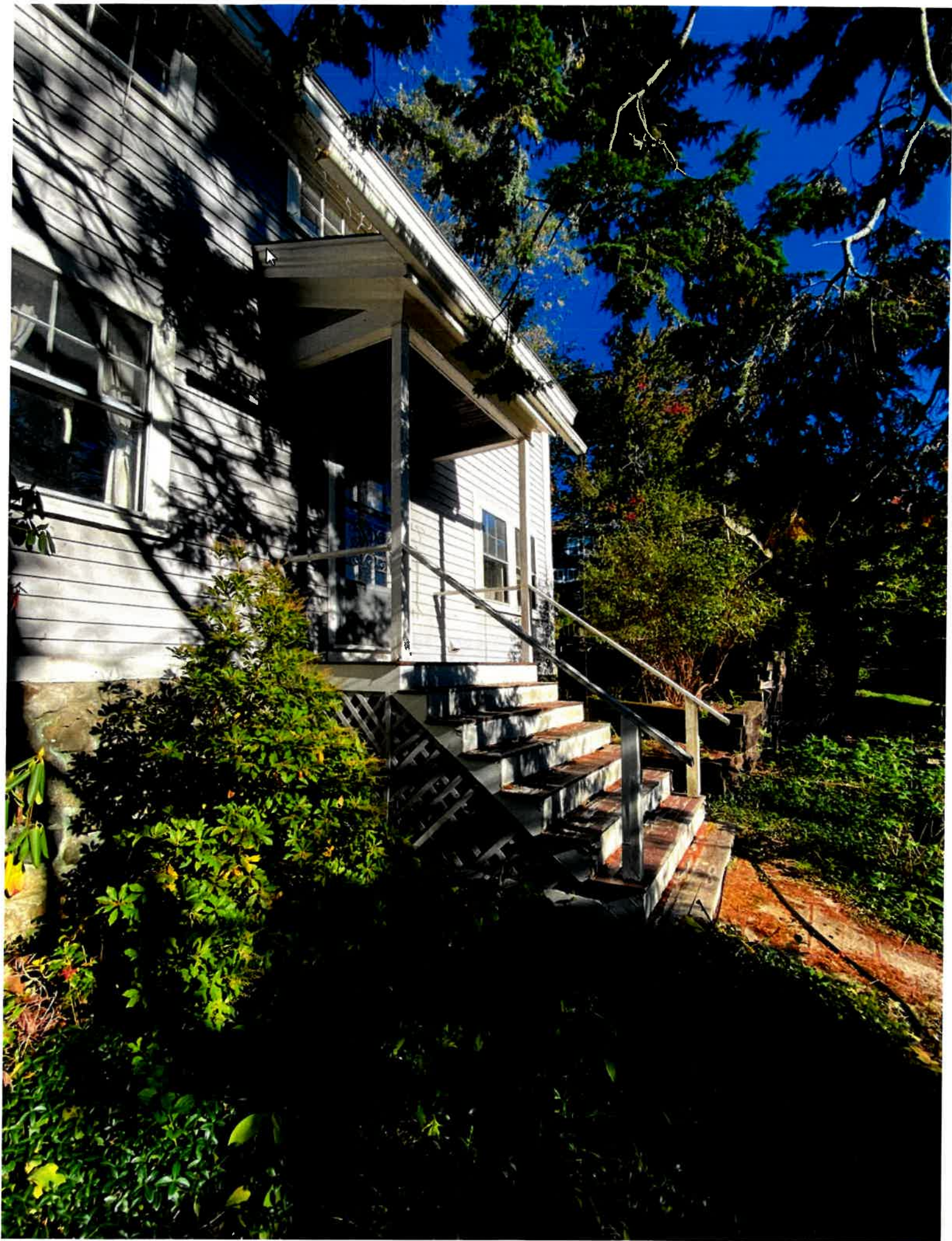
Chris,

After reviewing everything you've submitted, I think there was some confusion

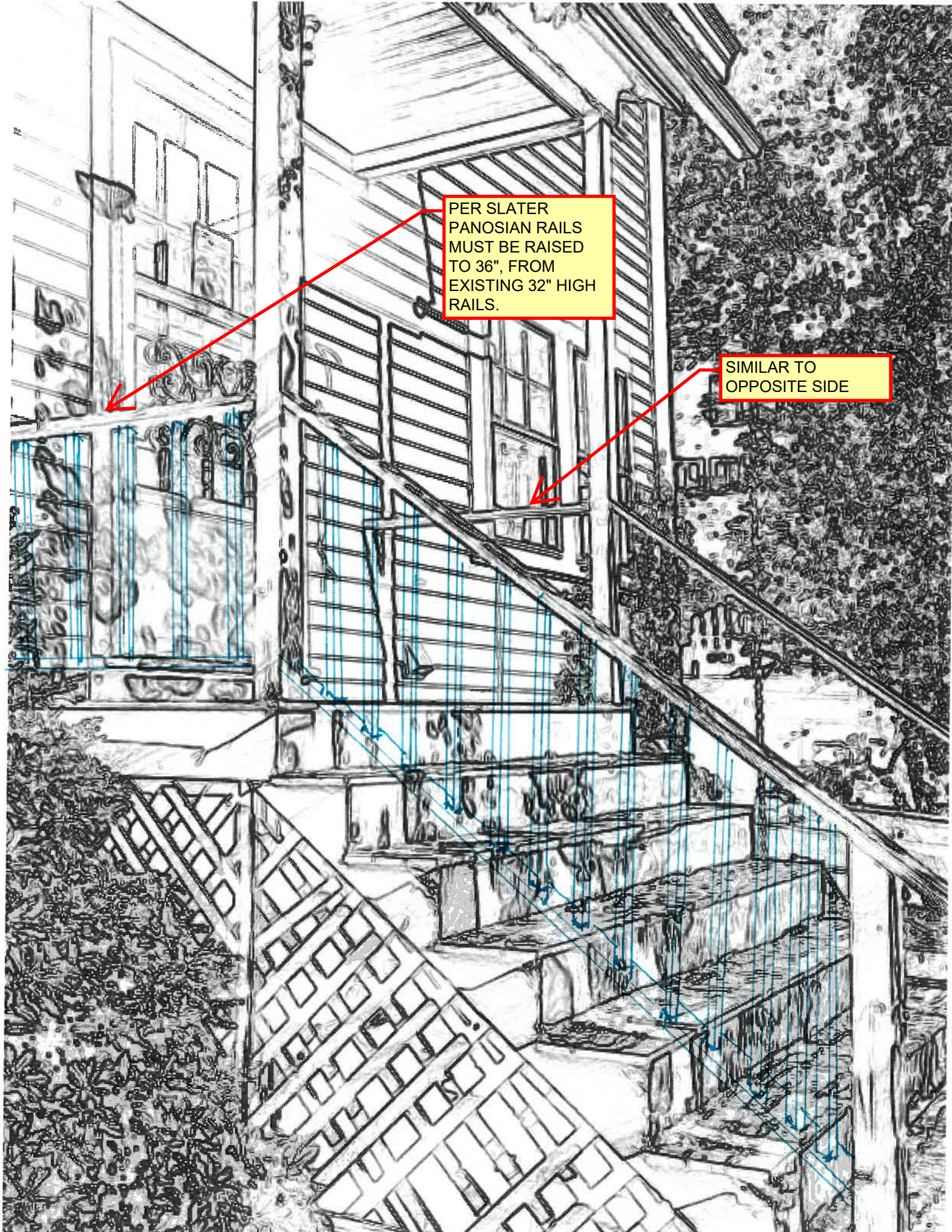
I thought that everything was already approved by the HDC and you were submitting this all for permitting

In regard to the specs for the porch, since you are replacing sections of the porch such as stringers etc., you are now triggering code compliance and need to bring the railing and stairs into compliance. You will also need to take photographs with a measuring tape to the porch and related elements so we can determine the footprint will not change

Slater Panosian
Local Building Inspector
Town of Belmont
Office of Community Development
617-993-2655
spanosian@belmont-ma.gov







PER SLATER
PANOSIAN RAILS
MUST BE RAISED
TO 36", FROM
EXISTING 32" HIGH
RAILS.

SIMILAR TO
OPPOSITE SIDE