



OFFICE OF PLANNING & BUILDING  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Building Division  
(617) 993-2664  
Planning Division  
(617) 993-2666

Telephone: (617) 993-2650

## BELMONT HISTORIC DISTRICT COMMISSION

**CASE NUMBER:** HDC Case 24-02  
**APPLICANT:** STEPHEN & LISA KNIGHT  
**PROPERTY:** 504 CONCORD AVENUE  
**PUBLIC HEARING:** February 29, 2024

Dear Mr. and Ms. Knight,

This letter is to inform you that the Historic District Commission (HDC) voted unanimously to grant a one-year extension on the Certificates of Appropriateness assigned to HDC Case 23-02 (formerly HDC Case 20-02), originally granted on January 10, 2017 and February 28, 2019.

Additionally, the HDC voted to grant a one-year extension on the Certificate of Appropriateness originally granted on October 23, 2019 (HDC Case 19-08).

Please note that these extensions are only for the approved scope of work outlined and conditioned on the original Certificates. Any revisions to the scope will require additional review and approval by the HDC.

If work has not commenced by March 1, 2025, you will need to request an additional one-year extension prior to expiration.

Copies of the original Certificates of Appropriateness are attached with this letter, all of which are also held on file with the Office of Planning and Building.

On behalf of the Historic District Commission,

*Delia Ferguson*

Delia Ferguson, AICP  
Staff Planner  
Office of Planning and Building

# BELMONT HISTORIC DISTRICT

FOR OFFICE USE ONLY  
 2017 JUN - 5 PM 6:04

Application No. \_\_\_\_\_  
 Received \_\_\_\_\_ By \_\_\_\_\_  
 Hearing Date 12/13/16, continued  
 Application Returned to 1/10/17  
*Approved 1/10/17 as per amend ment + conditions stated below. Lauren DM*



Historic District Commission  
 Town Hall  
 Belmont, Mass. 02478

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made for the issuance of a Certificate of Appropriateness under the provisions of the General Laws, Chapter 40C amended and the Belmont By-laws, Article 15, a copy of which is in the office of the Town Clerk.

SEE INSTRUCTIONS ATTACHED - TYPE OR PRINT

1. ADDRESS 504 CONCORD AVENUE PRECINCT 3  
 2. NAME OF BUSINESS OR PROPERTY KNIGHT RESIDENCE

3. APPLICANT GREGORY LOMBARDI DESIGN, INC. Phone 617.492.2808  
 Address 2235 MASSACHUSETTS AVE, CAMBRIDGE, MA Zip Code 02140  
 4. PROPERTY OWNER\* STEPHEN AND LISA KNIGHT Phone 617.231.2401  
 Address 504 CONCORD AVE, BELMONT, MA Zip Code 02478  
 5. ARCHITECT (if applicable) HART ASSOCIATES ARCHITECTS Phone 617.489.0030  
 Address 50 CHURCH ST, BELMONT, MA Zip Code 02478  
 6. CONTRACTOR (if applicable) R.P. MARZILLI AND CO. Phone 508.533.8700  
 Address 21 TROTTER DR, MEDWAY, MA Zip Code 02053

7. BRIEF DESCRIPTION OF ALL PROPOSED WORK. (This description provides the basis for the Commission's decision; it must clearly represent the entirety of the project. Use additional pages as necessary.)

LANDSCAPE SITE IMPROVEMENTS, INCLUDING RECONSTRUCTION OF STAIRS TO FRONT ENTRANCE OF RESIDENCE AND SUBTERRANEAN GARAGE/GROTTO. The certificate is amended as follows: New subterranean garage with brick and stone facade, painted wood doors, stone balustrade; landscaped stone walls, stone and gravel pavers, all as shown on attached drawings submitted January 10, 2017 by Gregory Lombardi Landscape Design and Hart Associates, Architects. Additional product materials related to wood garage doors and exterior lighting should be submitted prior to construction.

8. Does the proposed work require other permits or approvals (other than a building permit)? If yes, indicate: To be confirmed by office of Community Development.  
N/A

9. DOCUMENTATION ATTACHED (see instructions):

A. <input checked="" type="checkbox"/> Photographs	G. <input type="checkbox"/> Manufacturer's product literature/specifications
B. <input checked="" type="checkbox"/> Site Plan	H. <input type="checkbox"/> Zoning compliance/non-compliance
C. <input type="checkbox"/> Floor Plans	I. <input type="checkbox"/> Model
D. <input type="checkbox"/> Roof Plan	J. <input type="checkbox"/> Other _____
E. <input checked="" type="checkbox"/> Elevations & Sections	
F. <input checked="" type="checkbox"/> Detail Drawings	

10. SIGNATURES - Both are required

Applicant [Signature] Date 11.16.16  
 Owner\* [Signature] Date 11.16.16  
 \*If property is a condominium, the Chairperson must sign.

SCALE DRAWINGS AND PHOTOGRAPHS OF EXISTING CONDITIONS AND ALL PROPOSED WORK MUST BE SUPPLIED BY THE APPLICANT. INSUFFICIENT DOCUMENTATION AND INCOMPLETE APPLICATIONS WILL BE RETURNED.  
 Belmont Historic District Commission 3/00



**Town of Belmont  
Historic District Commission**

COMMUNITY  
DEVELOPMENT  
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## CERTIFICATE OF

**Appropriateness**

**Non-Applicability**

**Hardship**

**Case No.** HDC-19-02 **Approval Date:** February 28, 2019

**Address:** 504 Concord Avenue **Belmont, MA**

**Work Approved:**

- 1.) Construct balustrade along all four sides at top of roof ridge line on main house, consistent with project approval received in 2005.
- 2.) Turned balusters, railing, posts and finials to match existing balcony railing over main entry door.
- 3.) Materials as specified in application: mahogany top and bottom rail; ballusters to be Chemcrest B7624; newell post to be cedar and MDO panel as shown in architect's drawings.

**Conditions:** White paint color to match existing railings.

**Attachments:** HDC application, drawings #1-15 prepared by Hart Associates, Architects

**Date:** March 10, 2019

**HDC Signature:** *Lauren G. Meier*

**HDC Representative**

Lauren G. Meier, Co-chair

For more information:

Office of Community Development  
Homer Municipal Building, 2nd Floor  
19 Moore Street  
Belmont, MA 02478  
617-993-2666

NOTES:

OCD will send the Applicant a copy of this Certificate after it is signed. Please keep a copy for your records.  
Submit a copy of the signed Certificate and all attachments with your Building Permit Application.

Confirm that no additional permits or approvals are required before commencing work.



Town of Belmont  
Historic District Commission

COMMUNITY  
DEC 11 11 09 59

## CERTIFICATE OF

X Appropriateness

     Non-Applicability

     Hardship

Case No. HDC-19-08 Approval Date: October 23, 2019

Address: 504 Concord Ave Belmont, MA

**Work Approved:** Architectural work including building addition as described in Application and supplemental materials. East and south facades of house are visible from public way; this certificate approves building addition shown on proposed South Elevation by Hart Associates.

- 1.) Construct two story family room ell off the south side of the rear elevation as shown on architectural plans. Materials noted in supplemental materials submitted by Hart Associates, October 10, 2019 (LePage windows, porch eave detail, exterior lighting, architectural columns, casing details).
- 2.) Install new custom wood door with vertical nickel gap planks and strap hinges to provide pedestrian entry at previously approved subterranean garage.
- 3.) Reroof entire house with North Country slate – unfading black
- 4.) Change alignment of previously approved retaining wall at southeast corner of house to provide space for additional planting beds as shown on plan "Proposed South Elevation, Revised Arrival Court Plan, Detail Showing Modification to previously Approved Plan," dated September 17, 2019.

**Conditions:** Please see entire HDC Application including architectural plans by Hart Associates dated September 17, 2019; plans by Gregory Lombardi landscape architecture, project description, and supplemental materials submitted October 10, 2019.

Note: driveway paving may be delayed to coordinate with adjacent neighbor.

**Attachments:** HDC Application dated September 17, 2019; supplemental materials dated October 10, 2019 reviewed October 23, 2019

Date: October 28, 2019

HDC Signature: *Lauren G. Meier*

**HDC Representative**

Lauren G. Meier, Co-chair

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