



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

OFFICE USE *Revised*
 Case Number: HDC-25-15
 BELMONT, MA
 2025 NOV -4 AM 8:37

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: 592 Pleasant St
 Property Owner's Name: Shelley Knickerbocker
 Address: 592 Pleasant St
 Email: ShelleyKnickerbocker@gmail.com Phone: 210 837 3663

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: Andrew Hatcher Contractor: Marvel Construction

2. BRIEF DESCRIPTION OF PROPOSED WORK:

Enclose deck porch to match addition

Replace air conditioning condensers with heat pumps

See attached

3. SIGNATURES:

As Owner, I make the following representations:

A. I hereby certify that I am the Owner of the Property at: 592 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: Shelley Knickerbocker

Date: Oct 31, 2025

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

Shelley Knickerbocker
592 Pleasant Street
Belmont, MA 02478
shelleyknickerbocker@gmail.com · 210-837-3663

October 31, 2025

Belmont Historic District Commission

Town of Belmont
19 Moore Street
Belmont, MA 02478

Subject: Application for Certificate of Appropriateness – Enclosure of Existing Porch and replacing five air conditioning condensers with two heat pumps

Property: 592 Pleasant Street, Belmont, MA

Dear Members of the Belmont Historic District Commission,

I am submitting this letter to request a **Certificate of Appropriateness** for the proposed enclosure of the existing porch at my home located at **592 Pleasant Street**. The intent of the project is to enclose the porch and tie it into the existing addition while maintaining the architectural character and historic integrity of the property.

Scope of Work:

- **Porch Enclosure:** Enclose the existing porch and integrate it with the adjacent addition.
- **Exterior Materials:** The enclosure will feature **clapboard siding** and a **leaded copper roof** matching the existing materials and finishes of the home. We are matching trim dimensions to the addition.
- **Windows:** We will reuse an **existing historic window** and include a **custom stationary mahogany window** fabricated by **Architectural Openings**. The new window will align in proportion with the **French doors** directly below on the same elevation.
- **Replace Air Conditioning with Heat Pump:** **Two** external units to be placed in a similar location as existing five condensers (size and scale differs).

All design details have been developed to ensure compatibility with the existing structure and surrounding historic district.

Supporting Materials:

Attached are architectural drawings and elevation views showing the proposed work, material specifications, and window details for Commission review and outline of size and proposed placing of heat pumps.

Thank you for your time and consideration of this application. Please let me know if any additional documentation or information is needed.

Sincerely,
Shelley Knickerbocker
592 Pleasant Street
Belmont, MA 02478

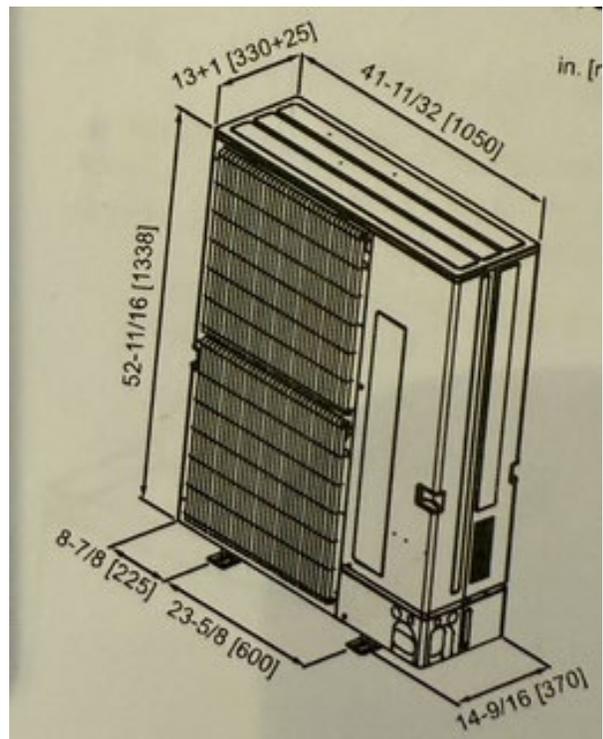
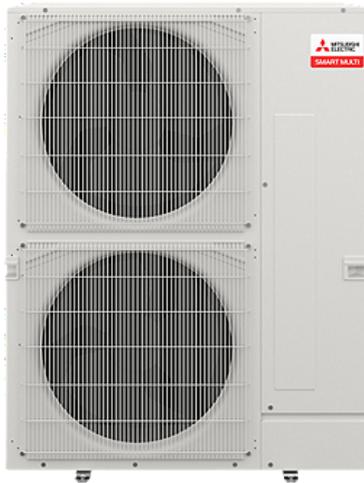
Porch Application (previously submitted)

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:94e9d82e-d4ae-4afe-bc1e-ee4a42fc8560>

Existing Conditions



Heat Pump information

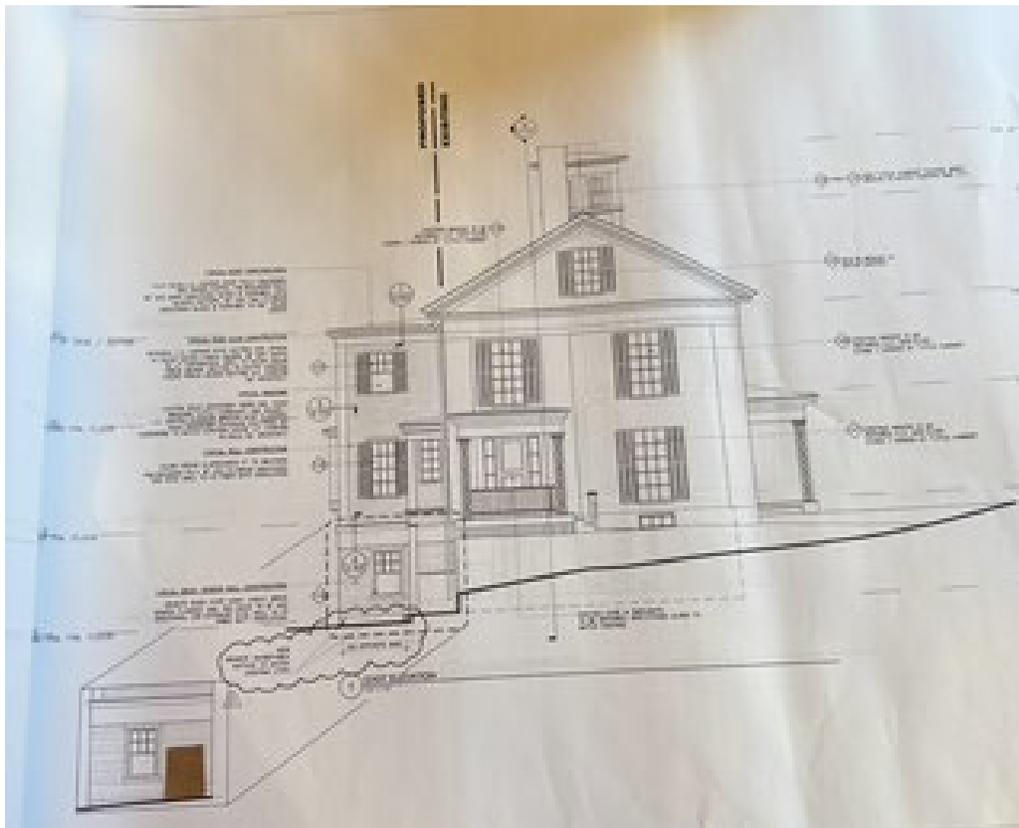


<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:7f357b9d-40ec-48f4-8f34-2973203d2d94>

Mitsubishi MXZ-SM60NL 60,000 BTU Smart Multi Heat Pump Unit - R454B

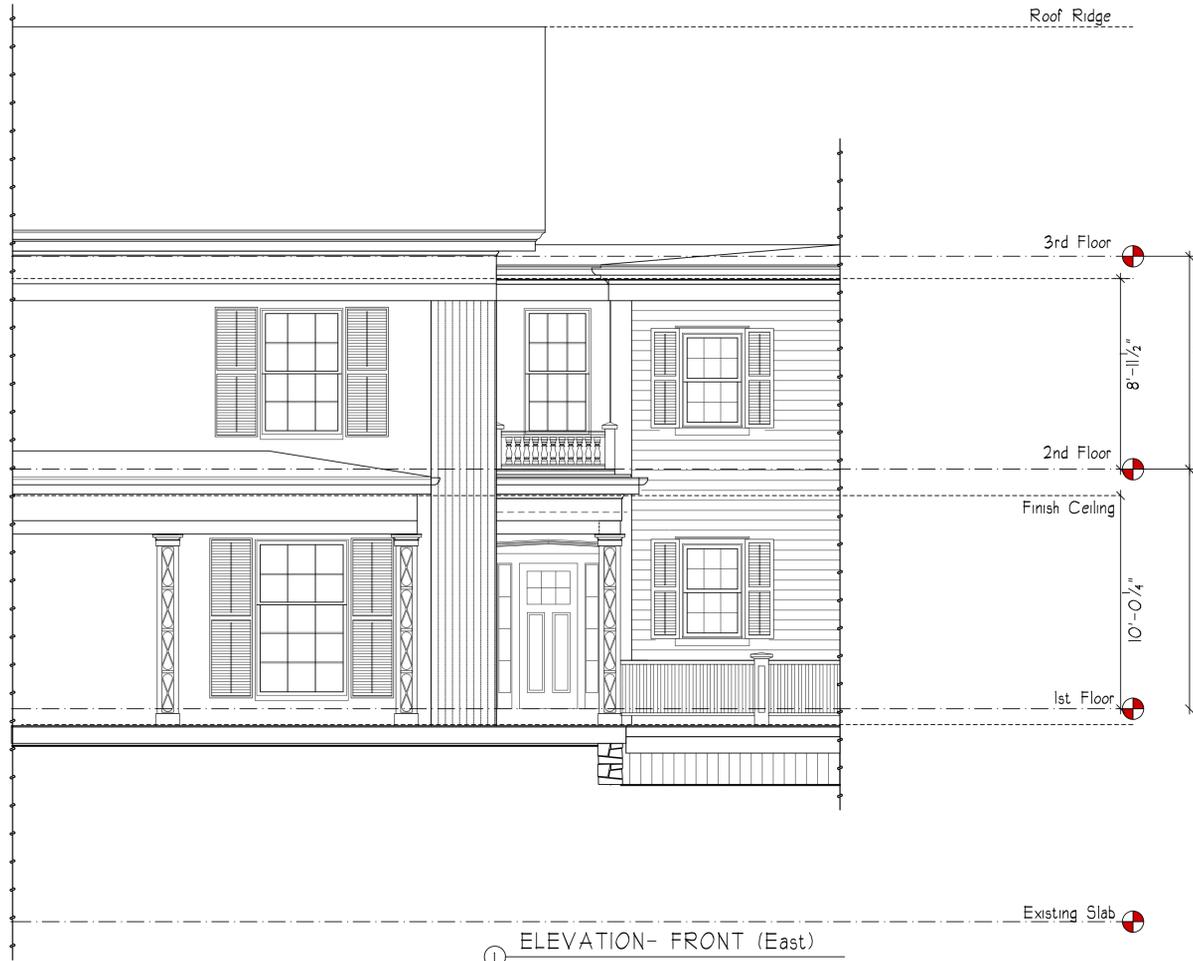
- Unit Dimensions (W x D x H) 41-11/32 x 14 x 52-11/16
- mounting pad Condensing Unit Mounting Pad 24 x 42 x 3 ULTRILITE2
- Stand is The Quick-Sling QSMS1205 is a 12 in
- Installing 20 inches from the house
- Ducted systems so no exterior pipes running up the exterior of the home

We are using the Architectural plans from the 2003 renovation as we plan to keep everything as similar as possible while making the needed repairs. I cannot edit these drawings. We have cut out to scale the heat pumps so you can see their placement in brown. This is the front of the house that faces Alexander Street. The unit below will tuck up against the wall with 19" for air circulation and an additional 14" for the unit. The total height with stand is 68" and the width is 42" for the unit and 6" for air circulation from the corner.

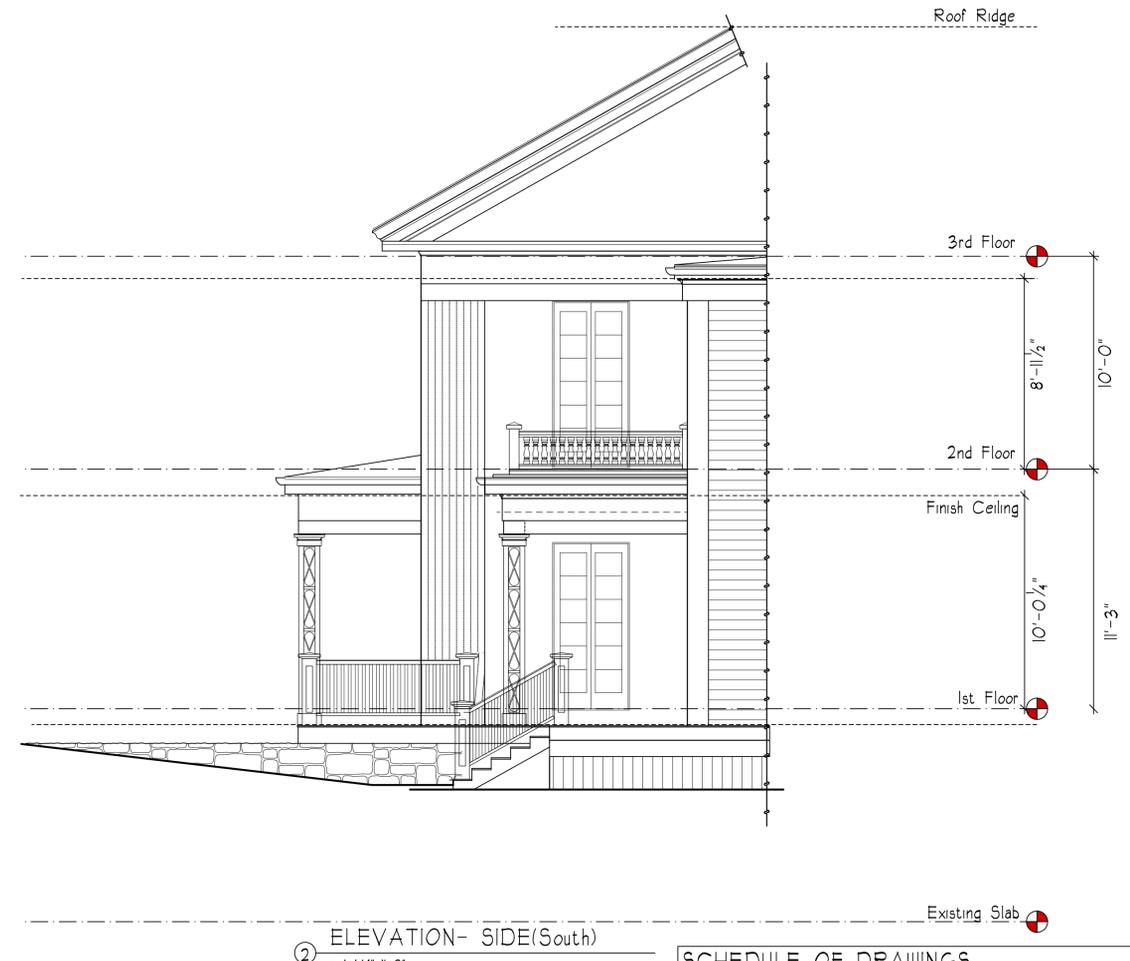


This view is the side of the house near the driveway facing Leonard Street. The Second unit will be placed between the two windows as shown below. The total height is 68". The unit will sit 20" from the wall for circulation and it is 14" deep for a total of 34". The width of the unit is just under 42" wide. You can also see how the first unit will fit in the corner near a wall below.





① ELEVATION- FRONT (East)
scale: 1/4"=1'-0"



② ELEVATION- SIDE(South)
scale: 1/4"=1'-0"

SCHEDULE OF DRAWINGS	
EX-1	EXISTING CONDITIONS- EXTERIOR ELEVATIONS (Partial)
EX-2	EXISTING CONDITIONS- PLANS (Partial) FOUNDATION, FIRST FLOOR, SECOND FLOOR, ROOF
AI.1	PROPOSED CONDITIONS- EXTERIOR ELEVATIONS & FLOOR PLANS
AI.2	SECTIONS/DETAILS: SECTION-1, SECTION-16 WINDOW SCHEDULE

Date: 10-28-25

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Revisions		
Date	By	Comments

HATCHER ARCHITECTS, P.L.L.C.
Dover, New Hampshire 03820
(603) 513-1040

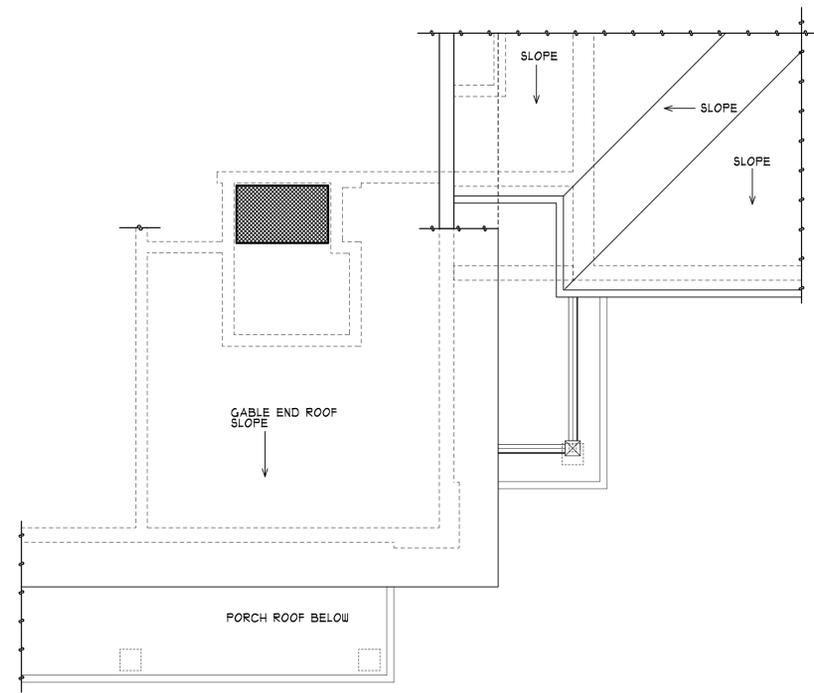
Knickerbocker Residence
592 Pleasant Street Belmont, MA 02478

Title: EXISTING CONDITIONS PLAN
EXTERIOR ELEVATIONS

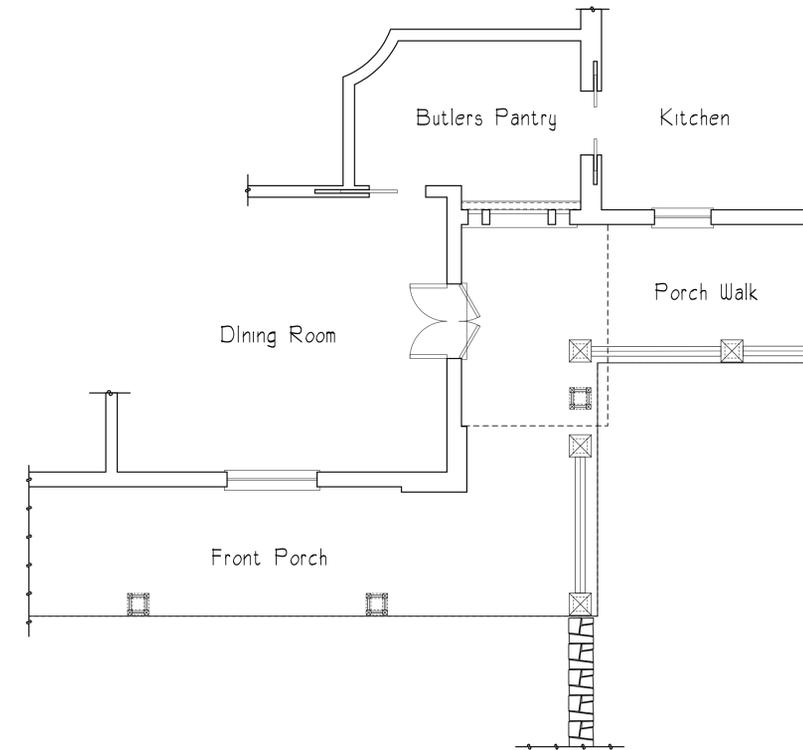
Scale: 1/4" = 1'-0"

Project: 25-284

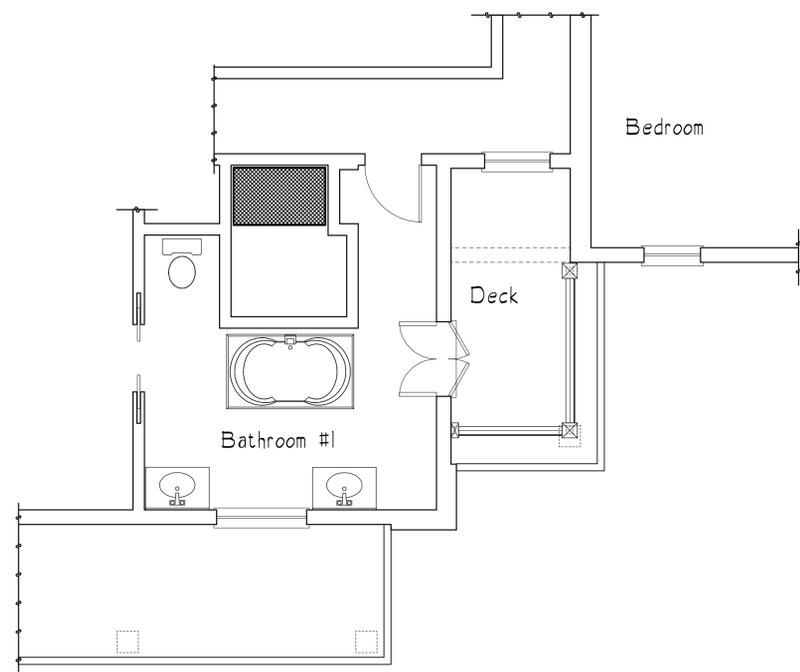
Sheet: EX-1



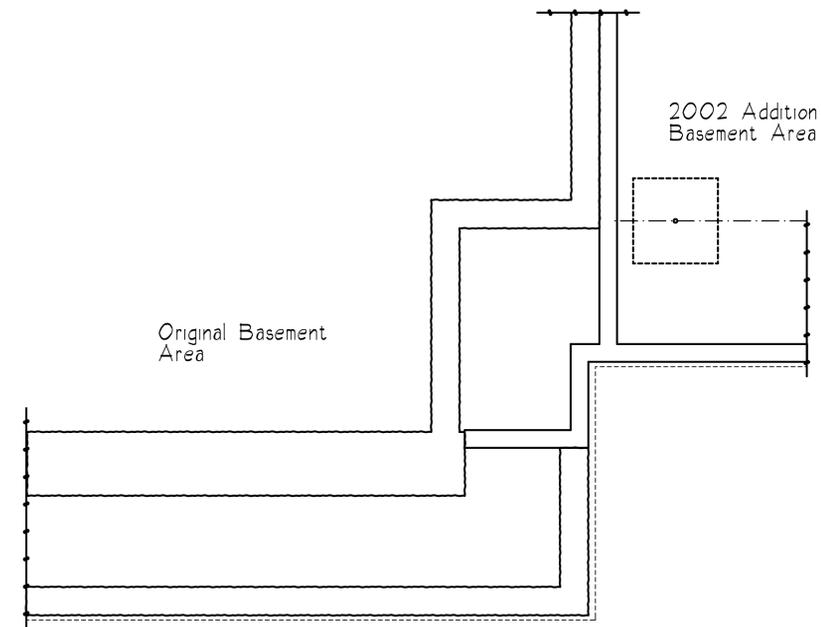
EXISTING CONDITIONS PLAN - ROOF
(Partial) Scale 1/4" = 1'-0"



EXISTING CONDITIONS PLAN - FIRST FLOOR
(Partial Plan) Scale 1/4" = 1'-0"



EXISTING CONDITIONS PLAN - SECOND FLOOR
(Partial) Scale 1/4" = 1'-0"



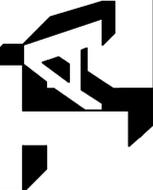
EXISTING CONDITIONS PLAN - FOUNDATION
(Partial) Scale 1/4" = 1'-0"

Date: 10-28-25

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Revisions		
Date	By	Comments

HATCHER ARCHITECTS, P.L.L.C.
58 Fords Landing
Dover, New Hampshire 03820
(603) 751-1040



Knickerbocker Residence
592 Pleasant Street Belmont, MA 02478

Title: EXISTING CONDITIONS - EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"

Project: 25-284

Sheet: EX-2

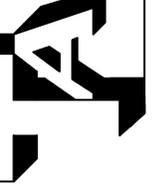
Existing Conditions Certificate of Appropriateness

Date: 10-28-25

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Revisions		
Date	By	Comments

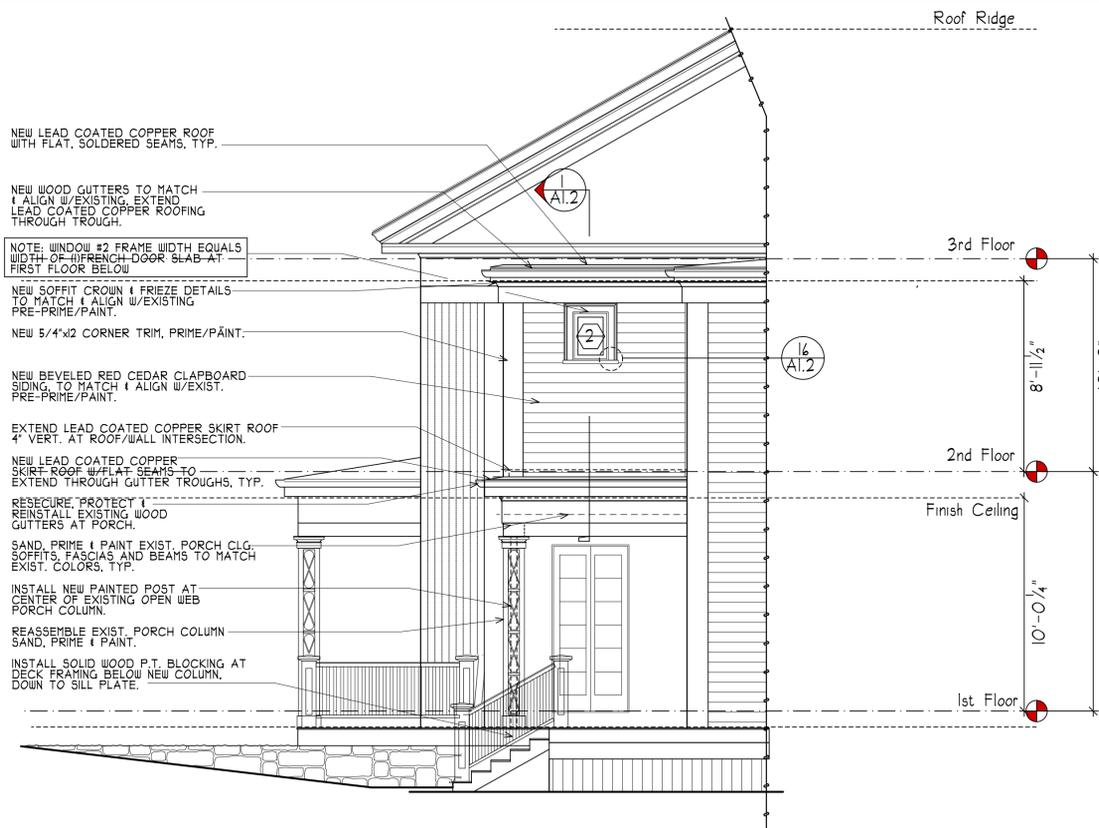
HATCHER ARCHITECTS, P.L.L.C.
 56 Fords Landing, Dover, New Hampshire 03820
 (603) 513-1040
Knickerbocker Residence
 592 Pleasant Street Belmont, MA 02478



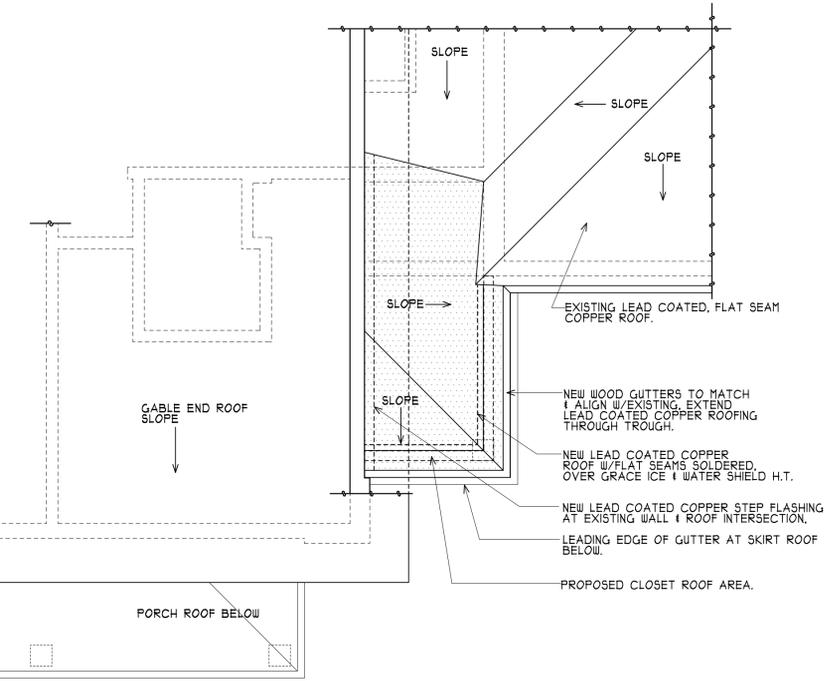
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 Application: Certificate of Appropriateness

Project: 25-284

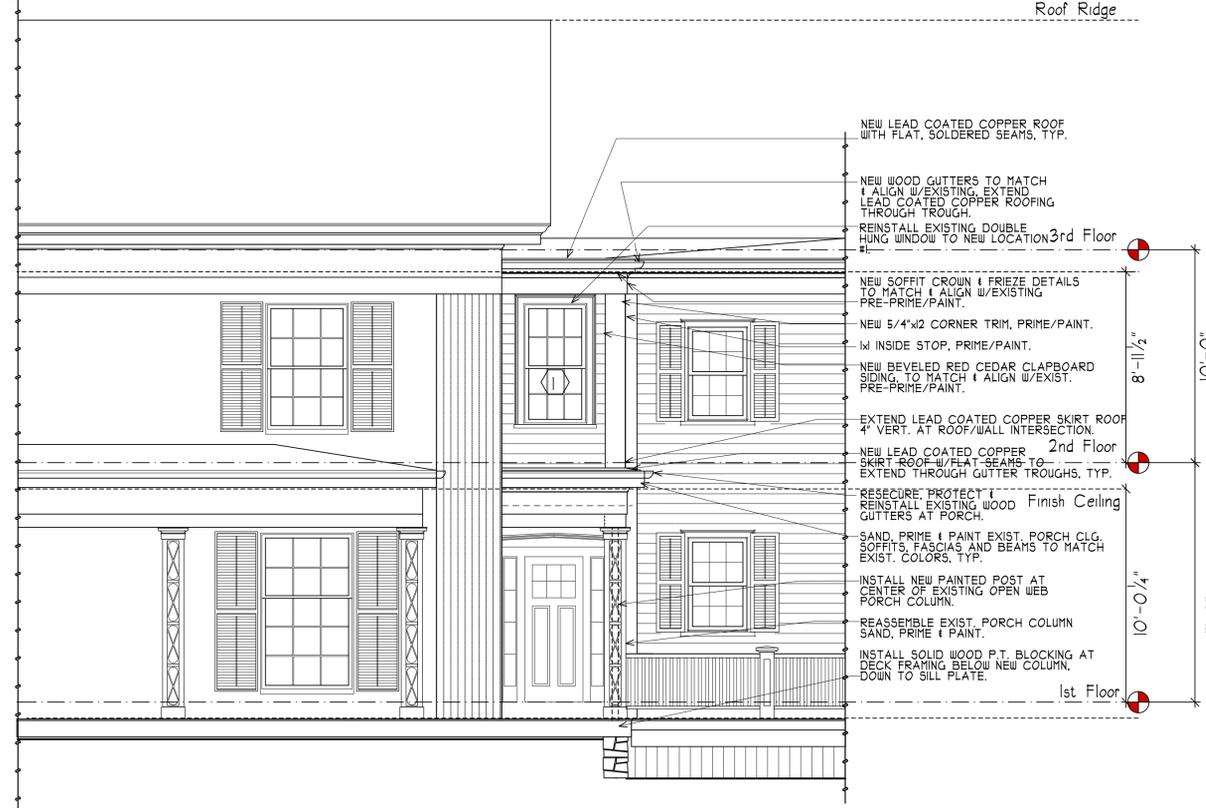
Sheet: A1.1



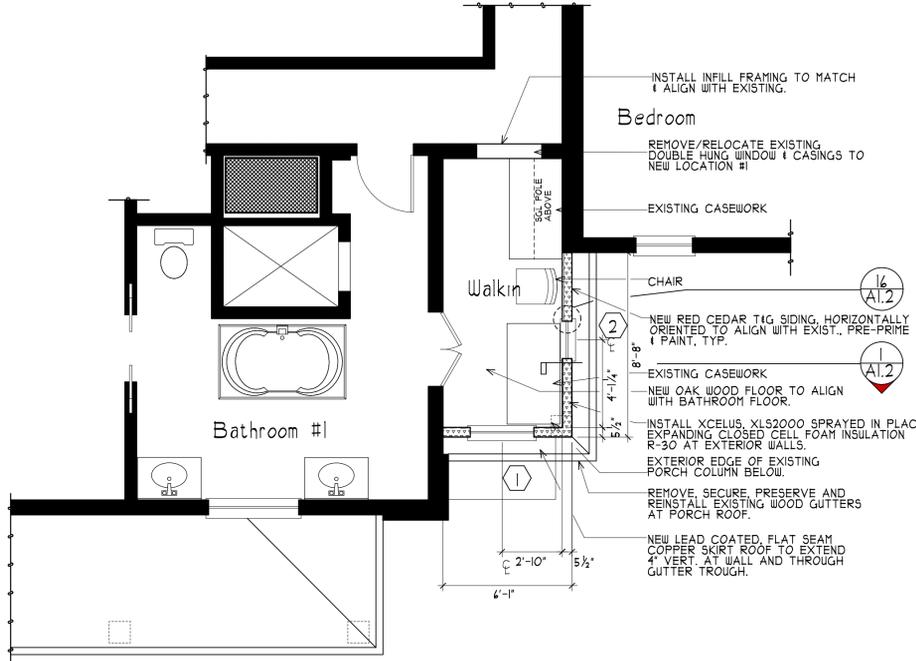
② ELEVATION- SIDE(South)
 scale: 1/4" = 1'-0"



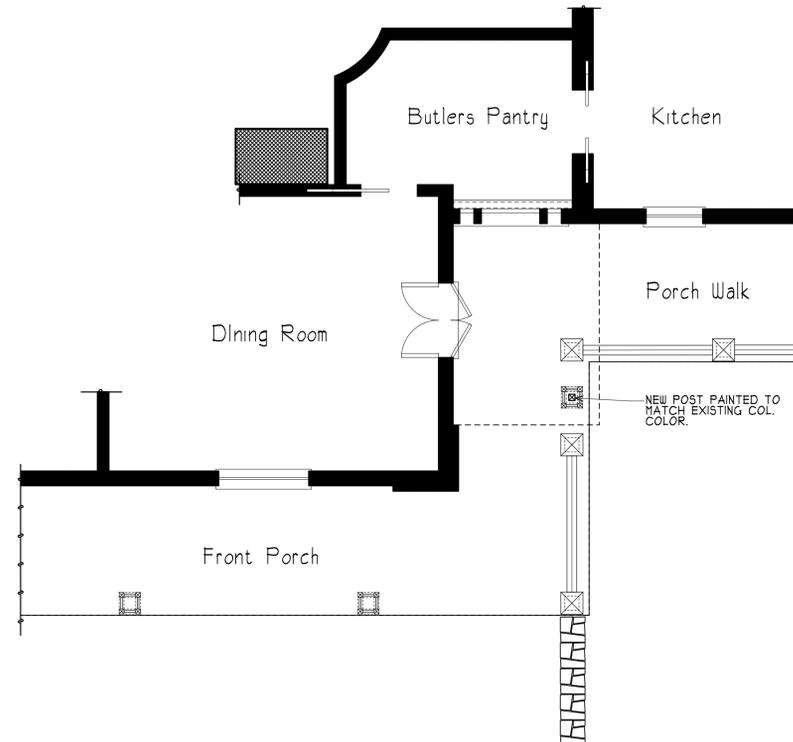
PLAN - ROOF
 Scale 1/4" = 1'-0"



① ELEVATION- FRONT (West)
 scale: 1/4" = 1'-0"



PLAN- SECOND FLOOR
 Scale 1/4" = 1'-0"



PLAN- FIRST FLOOR
 Scale 1/4" = 1'-0"

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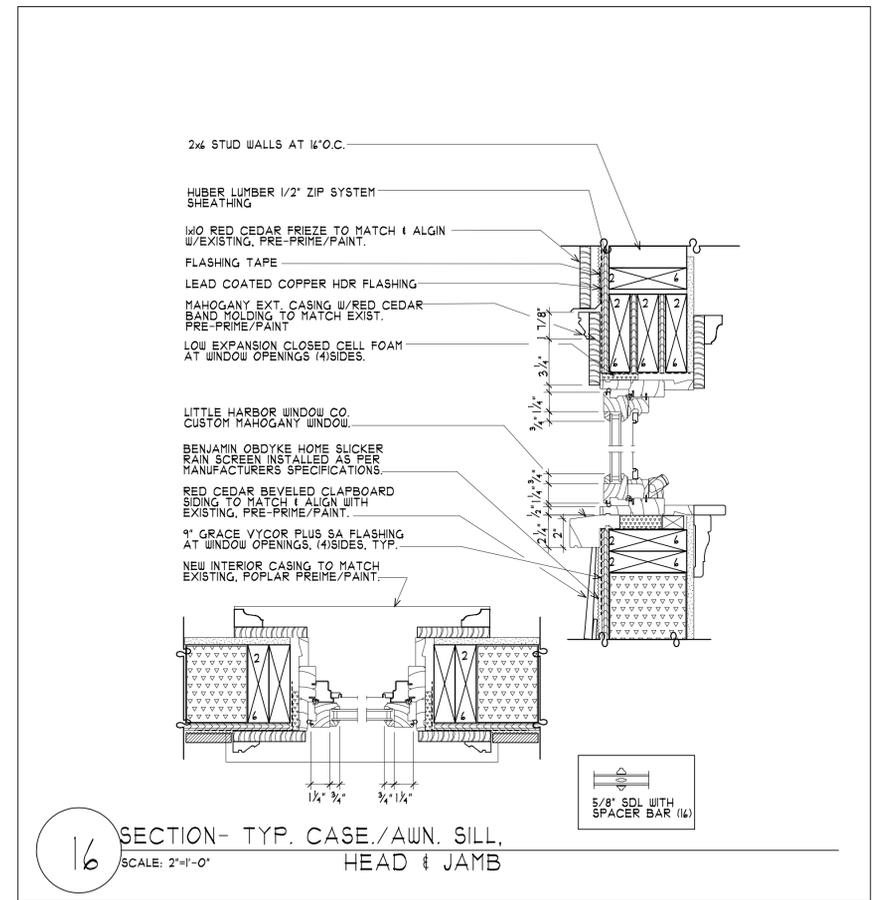
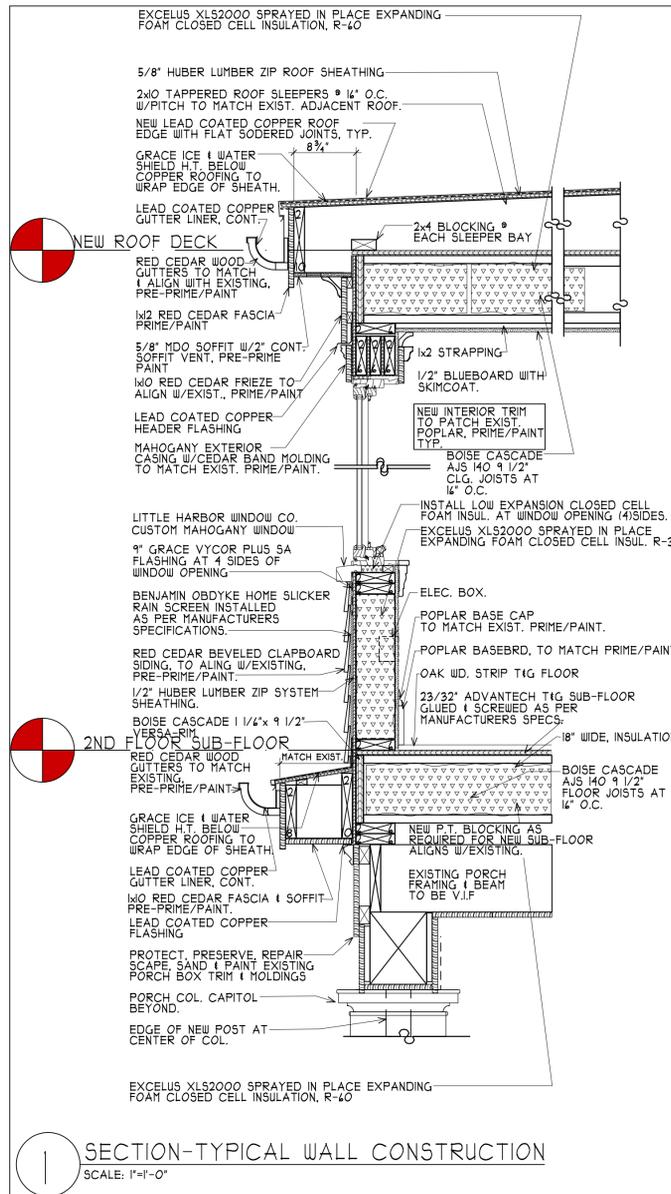
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Date	By	Comments

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56 Fords Landing Dover, New Hampshire 03820
Knickerbocker Residence
592 Pleasant Street Belmont, MA 02478

Scale: 1/4" = 1'-0"
Title: ELEVATIONS - EXTERIOR
Application: Certificate of Appropriateness

Project: 25-284

Sheet: A1.2



WINDOW SCHEDULE										
SYM.	ROOMS	MFR.	TYPE	GLASS SIZE UNIT/#	GLASS TYPE	R.O. WIDTH	R.O. HEIGHT	ROUGH HEAD HEIGHT	ROUGH SILL HEIGHT	REMARKS
BASEMENT										
FIRST FLOOR										
SECOND FLOOR										
(3)	WALKIN CL	RELOCATE EXISTING	DIH WINDOW	1 CASINGS AS PER PLAN				ALIGN	VIF	RELOCATE EXIST. SCREEN
(3)	WALKIN CL	RELOCATE EXISTING	DIH WINDOW	1 CASINGS AS PER PLAN				ALIGN	VIF	PRE-PRIME
THIRD FLOOR/ATTIC										

- ALIGN= ALIGN W/EXISTING
VIF= VERIFY IN FIELD
- GENERAL NOTES:**
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR W/MANUFACTURER AND FORWARDED TO ARCHITECT FOR FINAL REVIEW AND APPROVAL PRIOR TO ORDERING WINDOWS.
 - ALL WINDOWS GLAZING TO BE 1/2" I.G., LOW-E II W/ARGON, SDL W/5/8" MUNTINS W/SPACER BARS AND LITE PATTERNS AS NOTED.
 - MANUFACTURER TO PROVIDE WHITE 'FULL' ALUMINUM SCREEN SURROUND WITH HIGH TRANSPARENCY MESH SCREEN FOR AWNING WINDOW.
 - CONTRACTOR TO INSTALL NEW MAHOGANY EXTERIOR CASING WITH RED CEDAR BAND HOLDING TO MATCH EXISTING. PRE-PRIME/PAINT. MANUFACTURER TO PROVIDE MAHOGANY HISTORIC 2" SUB-SILL. NOTE: SILL HORNS TO EXTEND 1/2" BEYOND EXTERIOR EDGE OF CASING. NOTE: ALL WINDOWS TO BE PREPARED FOR STOOD. CONTRACTOR TO INSTALL INTERIOR CASING TO MATCH EXISTING POPLAR, PRIME/PAINT.
 - MANUFACTURERS HARDWARE TO BE: SASH LOCKS- 'ANTIQUE BRASS' FOLDING CRANKS- 'ANTIQUE BRASS'
 - MANUFACTURER TO PROVIDE PRIMED EXTERIOR & INTERIOR FINISH AT NEW WINDOW.
 - PROVIDE 4 1/4" EXTENSION JAMB PACKAGE AT NEW CONSTRUCTION.