



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: 533 Pleasant St.
 Property Owner's Name: George Alvarez, Talia Konkle
 Address: 533 Pleasant St.
 Email: grez72@gmail.com Phone: 617 308 4387

Agent Name: Harry Kourmanopoulos - Feinmann Inc.
 Address: 27 Muzzey St, Lexington, MA
 Email: HarryK@Feinmann.com Phone: 978-882-1300
 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: Feinmann Inc.

2. BRIEF DESCRIPTION OF PROPOSED WORK:

Deck, keep existing footprint, add spiral staircase, patio under the deck, siding repairs. Keep existing styles & materials, paint exterior of the house.

Paint color hasn't been chosen yet.

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 533 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: [Signature] Date: _____

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: Harry Kourmanopoulos Date: 10/9/24

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

Certificates of Appropriateness expire one (1) year from the date of issue

Approved August 10, 2021

October 9, 2024



Talia Konkle, George Alvarez
533 Pleasant Street
Belmont, MA 02478

Alvarez-Konkle Historical Application Statement

Proposed deck project in the backyard of the house.

Scope:

- Remove existing deck entirely, remove concrete pad underneath.
- Frame new deck to keep the existing dimensions and footprint as per the plans.
- Install new mahogany decking and railing system, black metal round balusters.
- Install new spiral staircase, the existing deck has no staircase and customer wishes for a way to get down to the yard from the deck.
- Install under deck ceiling finish with a water proofing system to create a dry space under the deck for customer.
- Staircase to be black metal frame and mahogany decking on stair treads and railing to match existing color scheme of the house.
- Remove concrete patio pad underneath the deck and install new patio using pavers.
- Repair the existing siding in 2 corners of the house, new materials to match existing.
- Paint the exterior of the house, color selection not yet decided by owners.

This project does not affect any of the neighbors, the deck is in the backyard and the right-side neighbor has trees and shrubs blocking the view of the deck.

This property is not seen from the street as it shares a driveway with 3 other houses.

The deck needs to be replaced as most of the existing framing is rotted, deck boards broken and railing system falling apart.

The existing deck is a safety hazard and needs to be addressed as soon as possible.

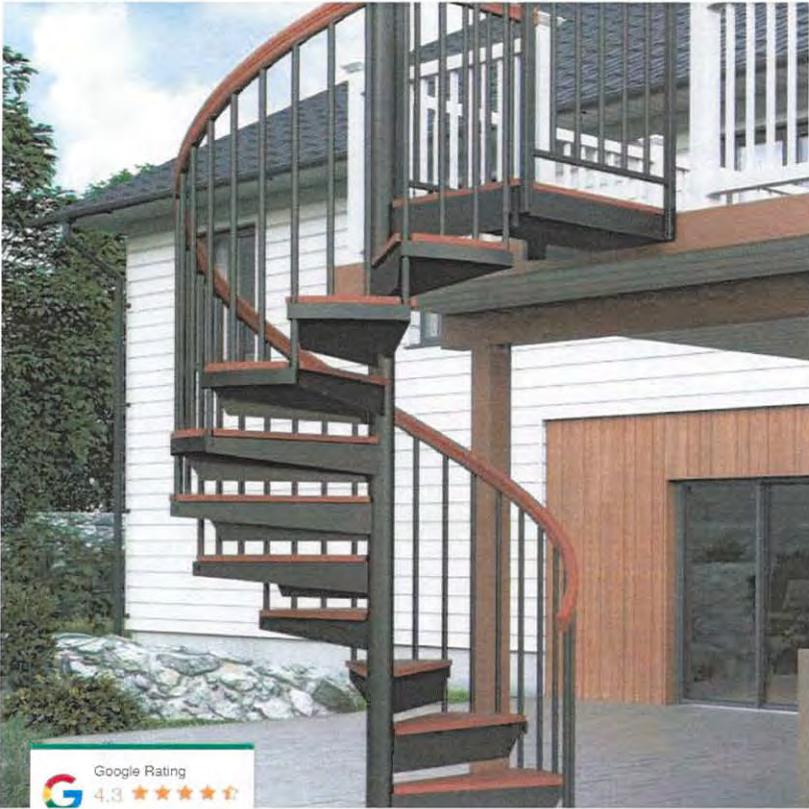
The new deck plan is to keep the existing colors and use materials to match the existing styles and dimensions. This house lands in the historical zone but is surrounded by trees and is not seen by the public from the street.












 Google Rating
 4.3 ★★★★★

01 Dimension	02 Tread	03 Accessories	04 Finish	05 Summary
\$\$				
DIMENSION				
Width :				5' 6"
Height :				7' 9" - 8' 8" (10 Treads)
TREAD				
Tread Profile :				Code Riser
Tread Covering :				Solid Wood Tread Cover
Wood Tread Covering :				Mahogany
Tread Accessory :				Tread with Lights
ACCESSORIES				
Handrail :				Solid Wood 3" Bead & Finger Groove
Baluster Type :				Steel Tube
FINISH				
Finish :				Black Powder Coat

[Previous](#)

ALVAREZ KONKLE RESIDENCE

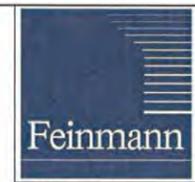
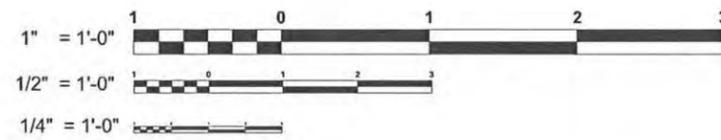
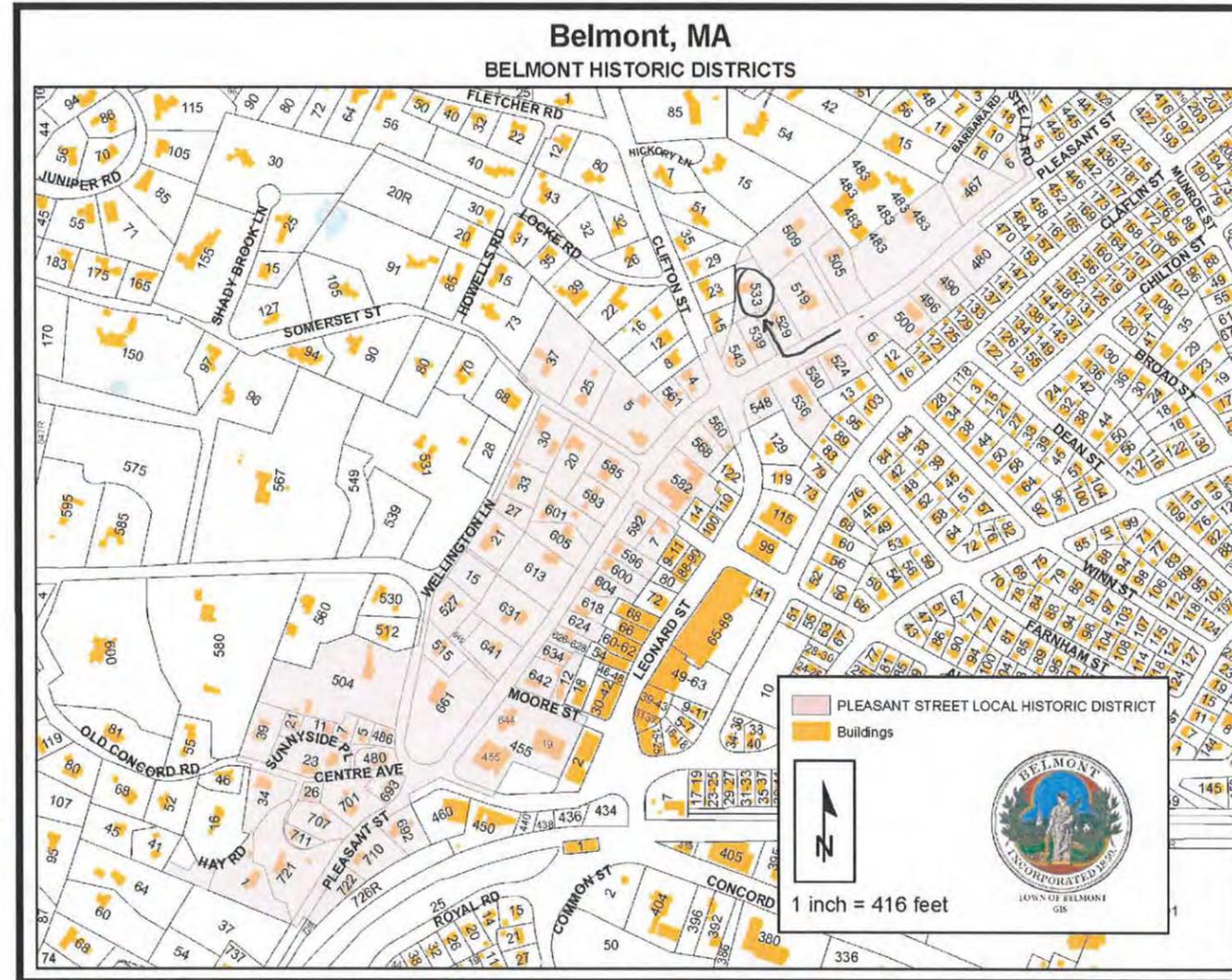
533 PLEASANT STREET
BELMONT, MA 02478

DRAWING LIST

GE0.00	COVER PAGE
EC1.01	EXISTING CONDITIONS: FLOOR-1
EC2.01	EXISTING CONDITIONS PHOTO
EC2.02	EXISTING CONDITIONS PHOTO
AR1.01	PROPOSED PLAN: FLOOR-1
AR2.01	PROPOSED PLAN: EXTERIOR ELEVATION
AR3.01	PROPOSED RENDERING
AR3.01	PROPOSED RENDERING

PROPOSED SCOPE OF WORK:

REBUILD EXISTING REAR DECK
ADD NEW SPIRAL STAIRCASE FROM DECK TO BACKYARD



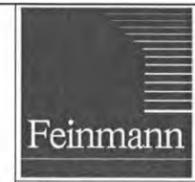
27 Muzzey Street
Lexington, Massachusetts 02421
P: 781-860-9800
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Alvarez Konkle Residence
533 Pleasant Street
Belmont, MA 02478

Project Start Date
2024
Drawing Date
10/9/2024
Current Phase
Historical Review
Drawn By:
JB
Sheet Number:

GE0.00



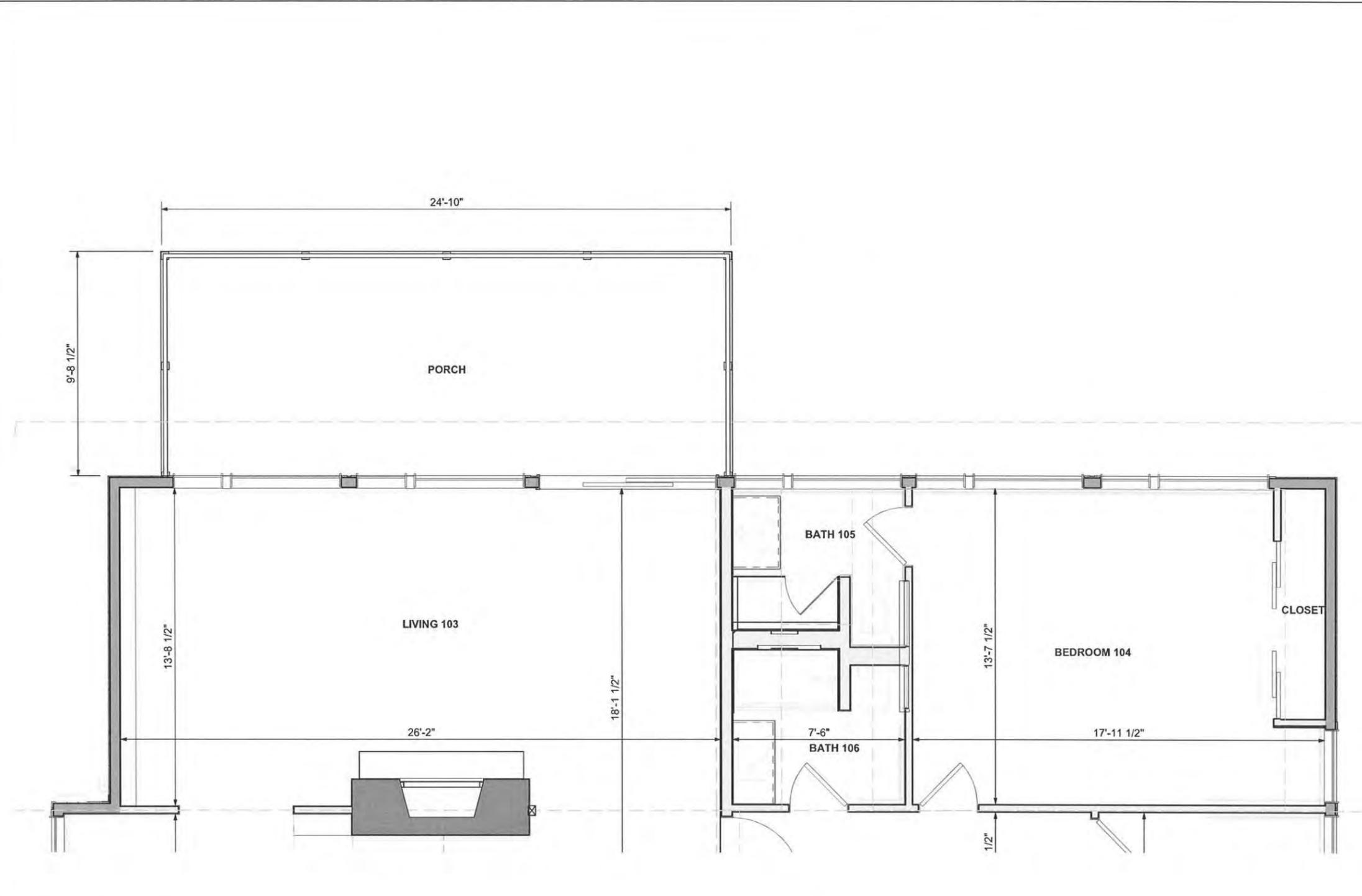
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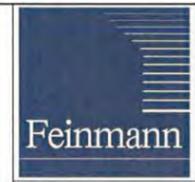
EC1.01



1 EXISTING CONDITIONS: FLOOR-1
 SCALE: 1/4"=1'-0"



1 EXISTING CONDITIONS: PHOTO
SCALE: NTS



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Sheet Number:
EC2.01



1 EXISTING CONDITIONS: PHOTO
SCALE: NTS

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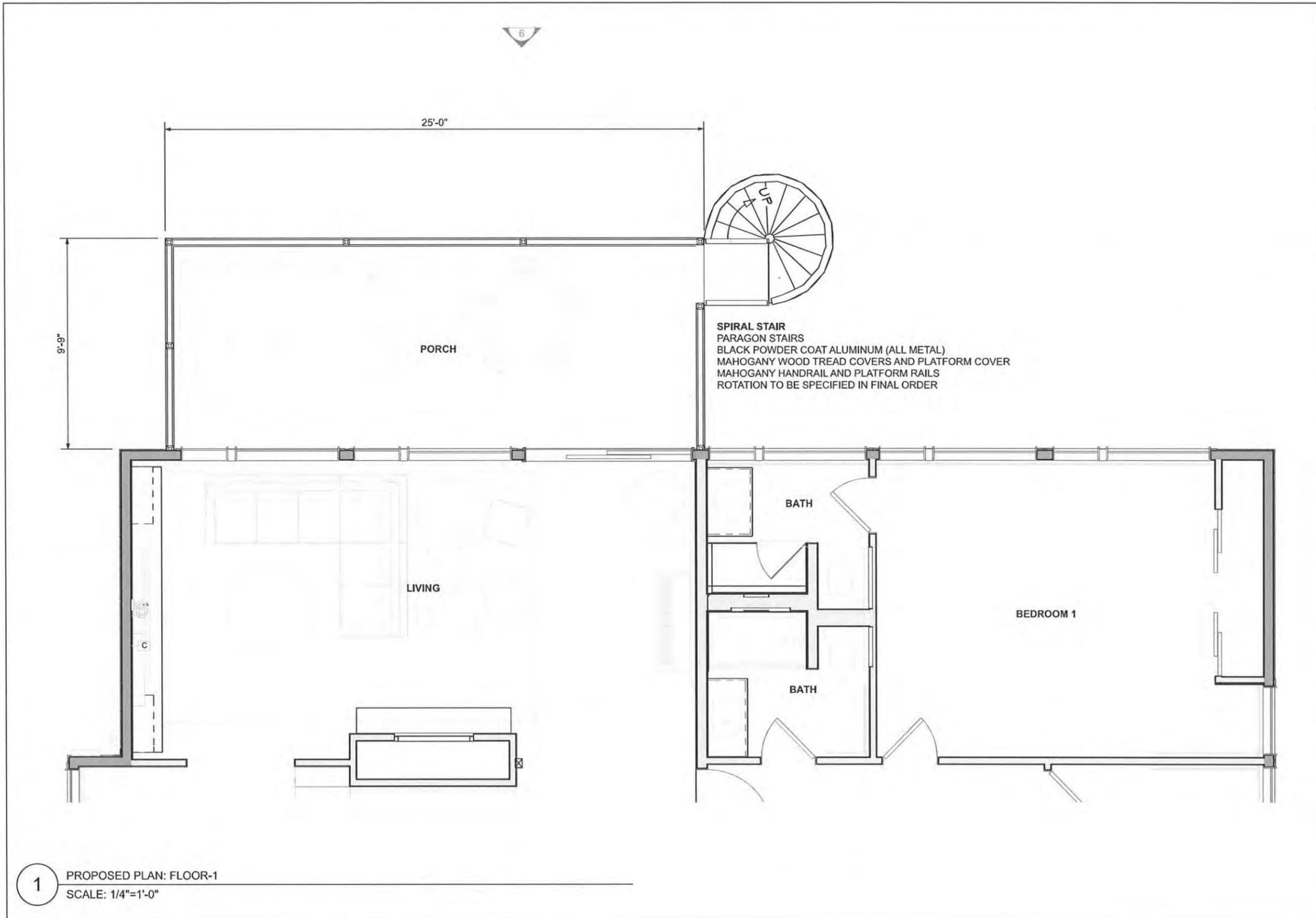
Drawing Date
10/9/2024

Current Phase
Historical Review

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Sheet Number:

EC2.02



1 PROPOSED PLAN: FLOOR-1
 SCALE: 1/4"=1'-0"

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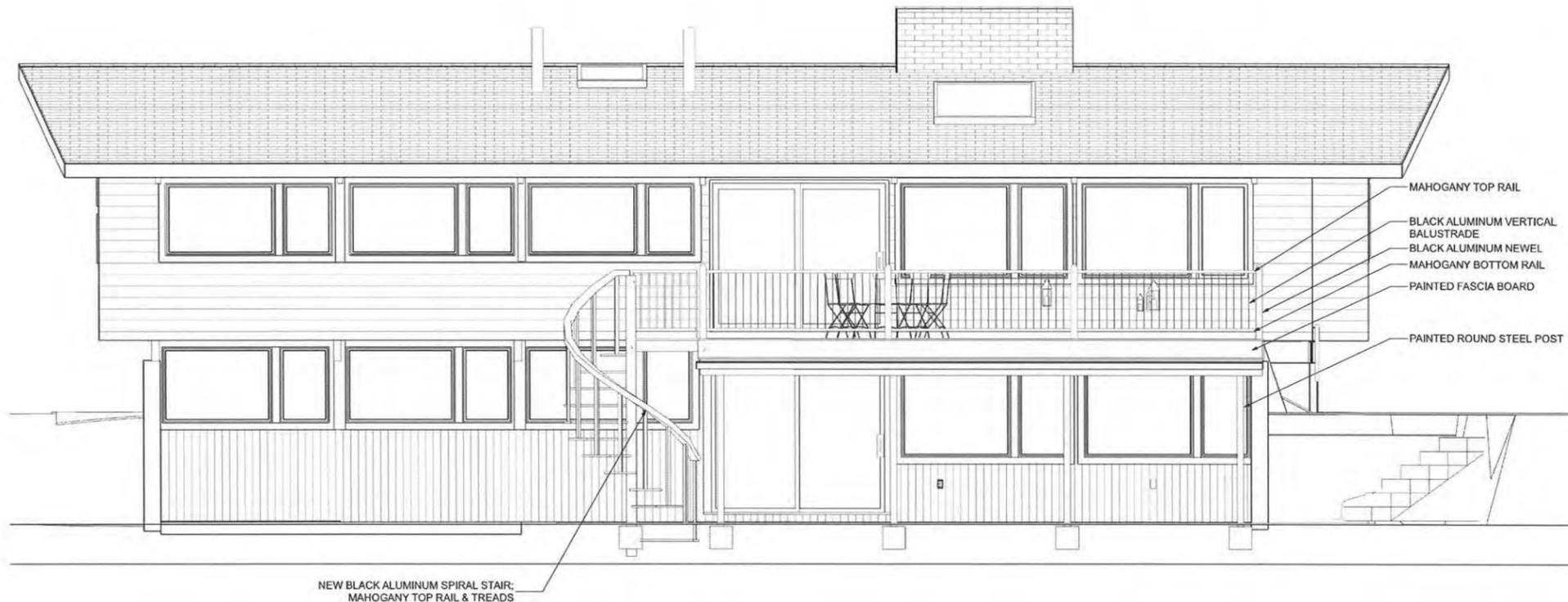
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 JB

Sheet Number:
AR1.01



NEW BLACK ALUMINUM SPIRAL STAIR;
MAHOGANY TOP RAIL & TREADS

MAHOGANY TOP RAIL
BLACK ALUMINUM VERTICAL
BALUSTRADE
BLACK ALUMINUM NEWEL
MAHOGANY BOTTOM RAIL
PAINTED FASCIA BOARD
PAINTED ROUND STEEL POST

1 PROPOSED EXTERIOR DECK ELEVATION
SCALE: 1/4"=1'-0"

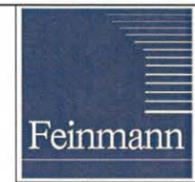
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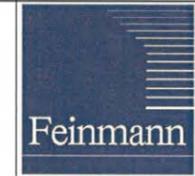
Sheet Number:

AR3.01

1 PROPOSED RENDERING
SCALE: NTS



1 PROPOSED RENDERING
SCALE: NTS



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AR3.02

PHOTOS FROM HDC SITE VISIT - 10/22/24



533 Pleasant street house is not visible from the entry to the shared driveway but becomes visible as your approach the house.



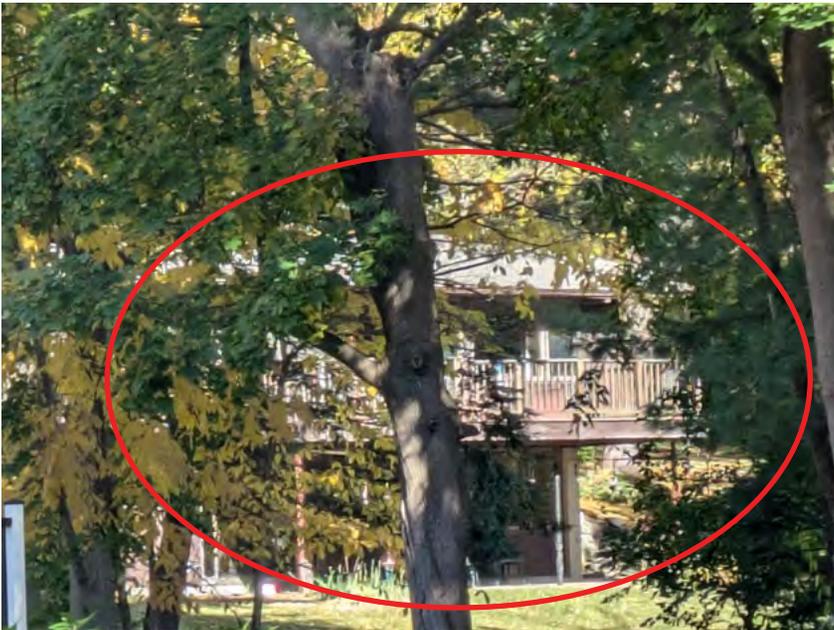


533 Pleasant street house is not visible from Pleasant street, but might become visible in winter?





533 Pleasant street house is visible between the houses on Clifton street





533 Pleasant street house back yard and driveway





533 Pleasant street house exterior and deck

