

**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, OCTOBER 8, 2019, at 7:00 PM** in Town Hall, Conference Room 2, 455 Concord Ave., to consider the application of Harvey Kaufman for a **CERTIFICATE OF APPROPRIATENESS** in order to **install new landscaping, patios, walkways, and lighting, and to rebuild a retaining wall** at **641 Pleasant 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 - 00000000

SEP 19 PM 1:40

### 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: 641 PLEASANT STREET

Property Owner's Name: Harvey Kaufman

Address: 641 PLEASANT STREET

Email: hkaufman@fishbowl-consulting.com

Phone: 617-821-2828

Agent Name: Colin Hand

Address: 9 Old County Road Bldg #3 Ste #1

Email: chand@ablade

Phone: 508-358-4500

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: a Blade of Grass LLC

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

Landscaping around house including: new patios and walkways, rebuilding a retaining wall off back of house, repaving driveway and adding a cobblestone edge detail, and low voltage lighting. The project will also include plantings, lawn renovations, and the removal of a large sugar maple endangering the house due to proximity

#### 3. SIGNATURES:

As Owner, I make the following representations:

A. I hereby certify that I am the Owner of the Property at: 641 Pleasant Street

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: 9.16.19

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: Colin Hand

Date: 9.16.19

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

Approved March 23, 2017

641 Pleasant Street  
Historical District Commission Application

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## HISTORIC DISTRICT COMMISSION

### Applicant Statement

641 Pleasant Street

Proposed landscaping

September 18, 2019

Home owner: Harvey Kaufman

Agent: Colin Hand/Tom Wilhelm, a Blade of Grass LLC, Landscape Design/Build

This application for 641 Pleasant Street is in regards to the homeowner's desire to improve upon the existing landscaping around the home and driveway. The current walkways, patio, retaining walls and driveway are all in need of repair and update. The driveway is cracked with eroding edges. The walkways and patios are heaved and missing pieces. The rear retaining wall behind the home is losing stones and is out of batter. There is also a large Sugar Maple to be remove that is a danger to the house roof and the roots are impacting the foundation. A new low 18" fieldstone retaining wall is proposed in the south western side (front left corner of the home to help level off a play space off the patio.

It is our conclusion the proposed landscape changes will not adversely affect the abutters as most is not visible from their properties. The major work is tucked behind the house, screened by existing vegetation, or on the ground plane and hidden by topography. In cases where the work is visible to the neighbors the work will be an upgrade to the current conditions and in materials conducive to the neighborhood vernacular of stonework and paving materials.

The new landscape design hopes to repair these elements structurally while improving the aesthetic by using materials the fit within the Design Guidelines of Belmont Historic Districts. The materials selections for the areas visible from the public way are as follows:

1. The walkways seen from the public ways are specified as antique granite and granite cobblestones and approved material according to guidelines.
2. The rear patio is specified as a full color natural cleft bluestone.
3. The retaining walls will be built of a similar stone as the existing walls, rounded New England Fieldstone. Built full bed on the stone (not veneer), with recessed mortar joints to give a more drylaid appearance
4. The stairs in the lawn and in walls will be solid granite slab steps
5. The driveway is to be replaced in kind with asphalt, with a cobblestone edge to help prevent the continual erosion of the driveway bed and edge.













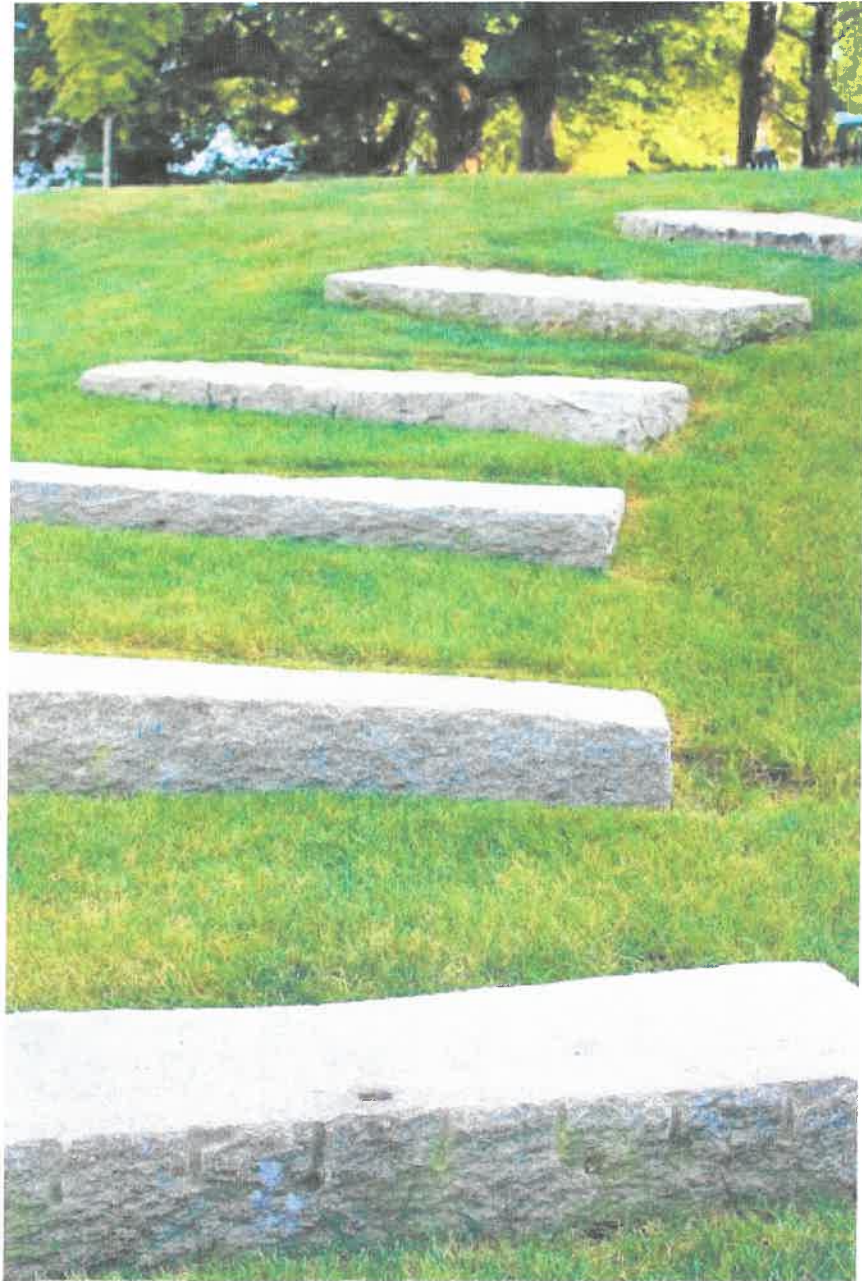












Granite Steps in Lawn





























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## CAST MR-16 Bullet (CBL1CB) Product Information

### CAST Classic Series MR-16 Bullet – Rugged, Beautiful and Affordable



#### Description:

This rugged solid bronze MR-16 fixture is virtually indestructible, weathers to a beautiful patina, and survives the harshest of environmental conditions.

#### Features:

- Solid bronze shroud and body
- Solid Eurometal black coated stake
- Extra-long shroud for glare control
- Knuckle adjusts to any angle
- Convex lens to prevent mineral build-up
- Pre-wired with 25' tin-coated No-Ox® marine grade wire
- High-temp socket with solid nickel contacts
- Includes heat shield to protect socket
- Spider Splice® ready

#### Uses:

Suitable uplighting plant material, structures and architectural features. A wide range of lamp wattages and beam angles; as well as optional lenses and louvers provide maximum lighting design flexibility.

#### Construction:

Solid bronze shroud and body; Eurometal stake; borosilicate convex lens; ceramic socket with solid nickel contacts and stainless steel spring; stainless steel lock nut and set screw; 25' tin-coated #16-2 No-Ox® marine-grade wire; silicone rubber O-rings.

#### Dimensions:

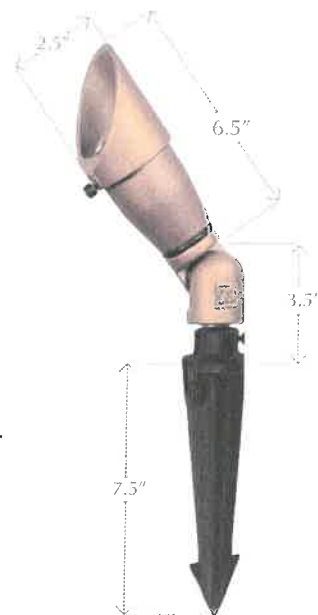
Knuckle & Body: 10" x 2.5" fully extended  
Stake: 8.5"

#### Specifications:

Lamp: 12V MR-16 (50w max.) not included.

#### Listing:

U.L. 1838 Listed Low Voltage Luminaire for wet locations



CBL1CB



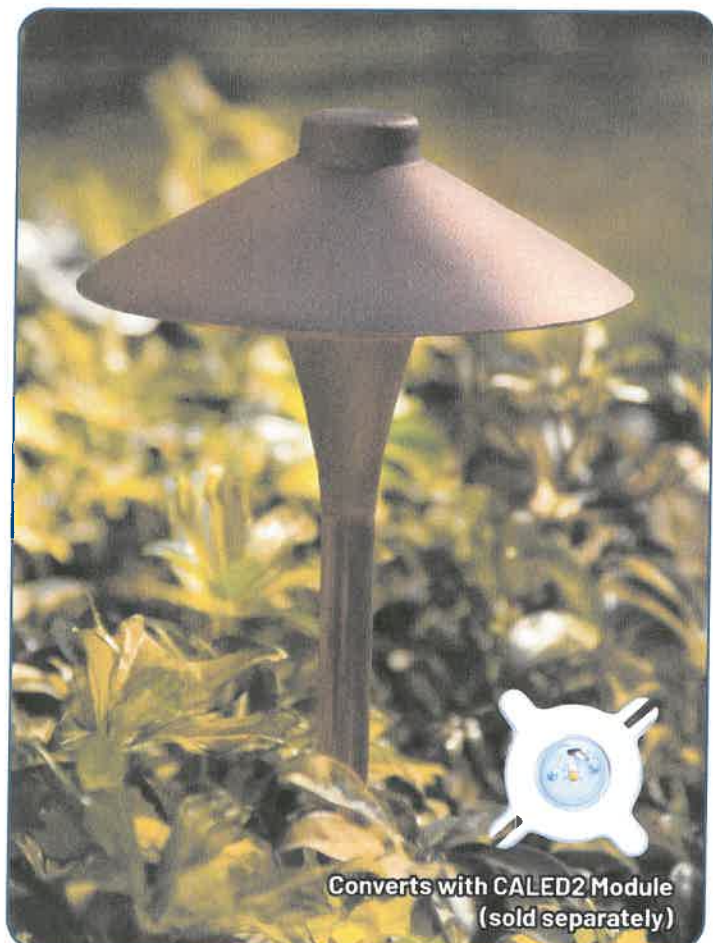


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## CAST Large China Hat Area/Path Light (CCH2CB) Product Information

### CAST Large China Hat Area/Path Light - Rugged, Glare-Free, and LED



#### Description:

This rugged solid bronze area/path light provides a soft glare-free illumination. LED conversion is achieved with the CALED2 module.

#### Features:

- ▶ Solid bronze hat and vase
- ▶ Large Talon, PTFE coated Eurometal stake
- ▶ Heavy-gauge copper stem
- ▶ Optional sprinkler guard
- ▶ Pre-wired with 35' tin-coated No-Ox® marine grade wire
- ▶ High-temp socket
- ▶ Spider Splice® ready

#### Uses:

Suitable for lighting walkways, planting beds, and other areas.

#### Construction:

Solid bronze hat and vase; Eurometal stake; heavy-gauge copper stem; 35' tin-coated #16-2 No-Ox® marine-grade wire.

#### Dimensions:

24" tall x 9" wide  
Stake: 8.5"

#### Lamp Specifications:

CCH2CB: 12v Wedge Base Krypton (25w max.) (incl.).

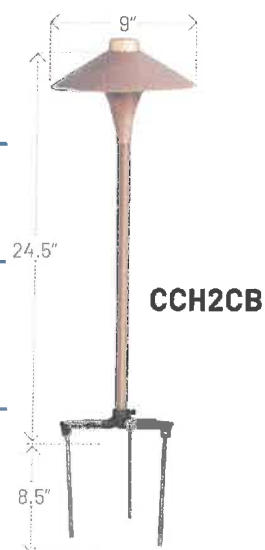
LED Conversion: CALED2 LED Module

#### Listing:

U.L 1838 Listed Low Voltage Luminaire for wet locations

LED Versions: UL listed

All Versions: RoHs, FCC Class B Conducted and Radiated





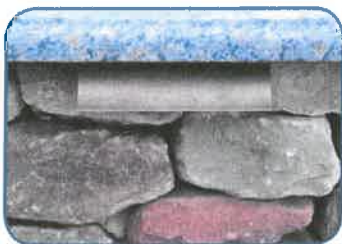


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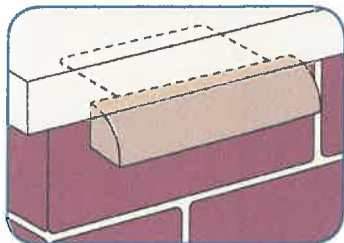
Old world craftsmanship. . .tomorrow's technology®

## CAST Engineered Wall Light (CEWL5CB, CEWL5LED1) Product Information

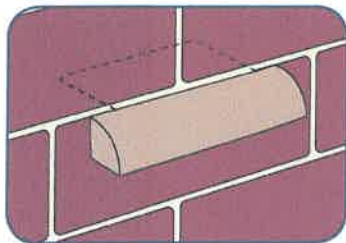
### CAST Engineered Wall Light - Compact, Rugged, and Versatile



**The CAST Engineered Wall Light installs quickly and securely in a variety of hardscape and architectural applications.**



Typical mounting application under capstone.



Typical mounting application between blocks.

#### Specifications:

Lamp: 12v, T-3 10W glass wedge base clear xenon halogen

LED Version: 2 Cree LED's, 10-24V AC or DC, .24 Amps, 2.5W, .88PF, 2.84VA, 81 CRI, 2704°K Color Temp., L-70: 60,500, 76 Lumens, Center Beam Candela: 38

#### Listing:

U.L 1838 Listed Low Voltage Luminaire for wet locations.

#### Accessories:

Set-in-Stone® Wall Light Mounting Module (CSIS)\*

Set-inStone® Flexible Conduit (CSISC)

\*If Set-in-Stone® Module is not used, do not glue copper bracket under capstone.

#### Description:

Attractive wall light constructed of solid bronze with a flat copper bracket for easy flush mounting under capstones, between courses of block and under railings. LED version hosts a fully integrated LED source with constant current driver and excellent thermal management. LED board is rated for 60,500 hrs. with minimal lumen degradation and warranty of 5 years. LED board is replaceable.

#### Features:

- ▶ Solid bronze construction, highly corrosion resistant, naturally weathers to a beautiful patina.
- ▶ Solid copper bracket for quick installation in a variety of locations. Bracket is thin so it does not interfere with retaining wall construction.
- ▶ Bracket extends from back of fixture so it can be hidden from view, allowing seamless flush-mounting, with no visible hardware.
- ▶ Bracket can be bent, removed or cut for specialized applications.
- ▶ Light source housing with internal reflector enclosed with frosted glass lens for a wide, even light distribution (no hot spots).
- ▶ Light source protected from sprinklers and rain.

#### Uses:

Suitable for applications where a wall-mounted or railing-mounted fixture is required. Ideal for retaining walls, stairwells and railings.

#### Construction:

Solid bronze body, copper bracket, frosted soda lime lens, stainless steel thumbscrews, high temperature socket, 25' tin-coated #18-2 No-Ox® marine-grade wire.

#### Dimensions:

