

**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, APRIL 14th, 2020 at 7:00 PM** via remote access*, to consider the application of Katharine Fallon for a **CERTIFICATE OF APPROPRIATENESS** in order to demolish existing garage and build a new garage and to make site improvements, including paving the driveway, adding a fence along the property line, and building a small fenced-in kitchen garden and patio at 7 Alexander Ave, located in the Pleasant Street Historic District.

Belmont Historic District Commission

* **Instructions on how to connect to the meeting can be found on the HDC Meeting Agenda on the Town's Website** <https://www.belmont-ma.gov/historic-district-commission>

DAGA Design Works
Gallagher Hannan
66 Huntington St. #2
Lowell, MA 01852

March 30, 2020

To Whom it May Concern,

My sincerest apologies that this application is coming a few days late, the events of this last week created some delays. I hope that, if you are keeping the same meeting schedule, that this application can still be considered in April – although I realize that there may be some delays on your end as well.

On November 21st two HDC representatives, Mike Smith and Nushin Yazdi, came to visit the site with me and gave me an initial approval for the new siting of the garage. I also met with the building department, who said that the siting and size of the new garage and parking lot conformed with building codes, and that the next step was to get approval from the HDC.

Please let me know if there's any additional information that you need. Thank you very much!

All the best,

Gallagher



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: 7 Alexander Avenue, Belmont, MA

Property Owner's Name: Katharine Fallon

Address: 7 Alexander Avenue, Belmont, MA

Email: kfallon@msn.com

Phone: (617) 901 6142

Agent Name: Gallagher Hannan

Address: 66 Huntington St. #2 Lowell, MA 01852

Email: gallagher@daga.works

Phone: (978) 793 0564

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~~ Designer: Gallagher Hannan

Contractor: Ingo Szegvari

2. BRIEF DESCRIPTION OF PROPOSED WORK:

Demolish the old one car garage and build a new one car garage.

Pave driveway in asphalt with cobble edging.

Add fence along property line adjacent to driveway to match existing parallel fence-line.

Build small fenced-in kitchen garden and bluestone patio.

3. SIGNATURES:

As Owner, I make the following representations:

A. I hereby certify that I am the Owner of the Property at: 7 Alexander Avenue, Belmont, MA

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: Katharine Fallon

Date: 28 MAR 2020

As Applicant/Agent, I make the following representations:

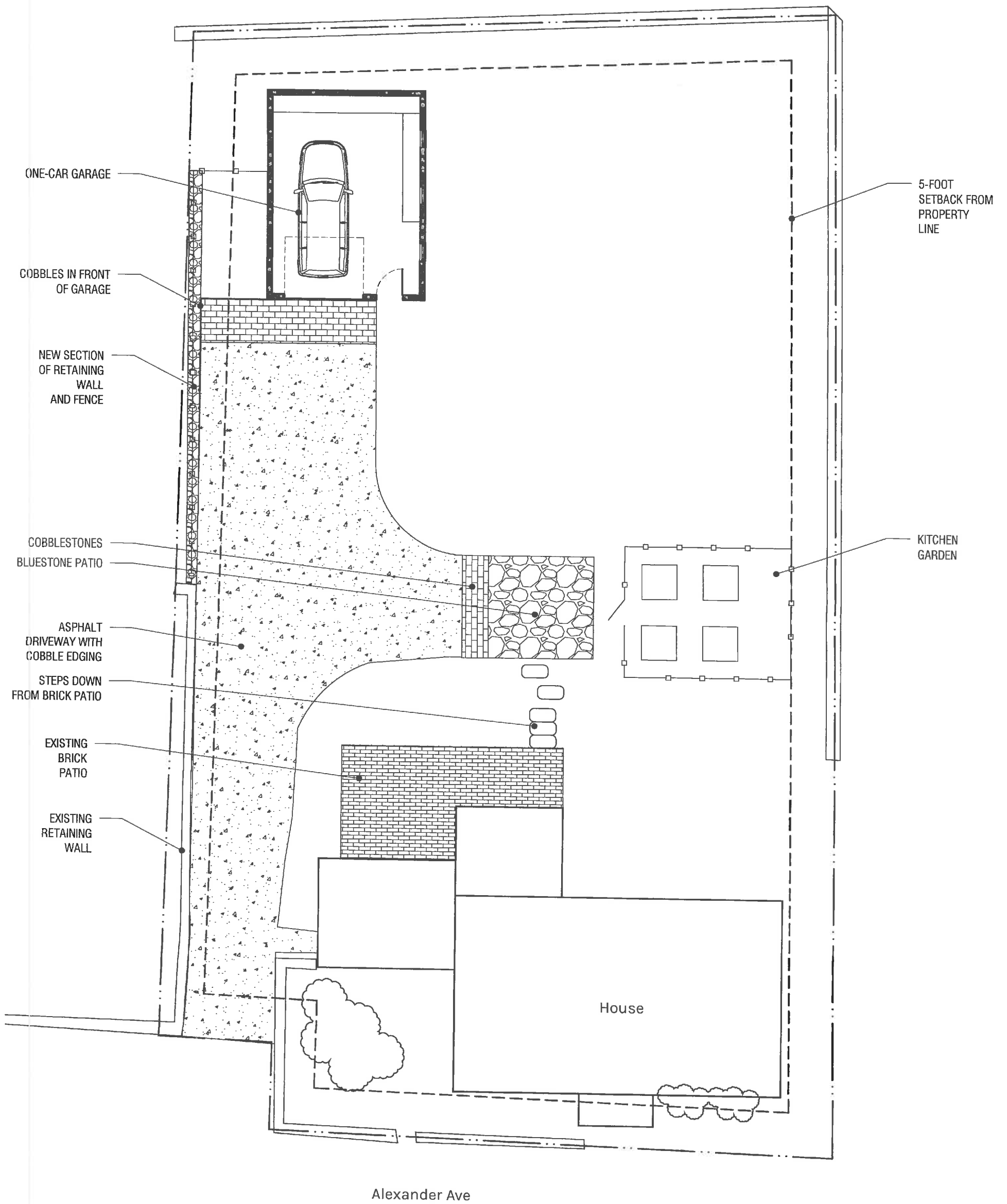
1. The information supplied on and in this Application is accurate to the best of my knowledge;
2. I will make no changes to the approved plans without prior approval from the Belmont Historic District Commission.

Applicant/Agent: Gallagher Hannan

Date: March 26, 2020

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

Approved March 23, 2017



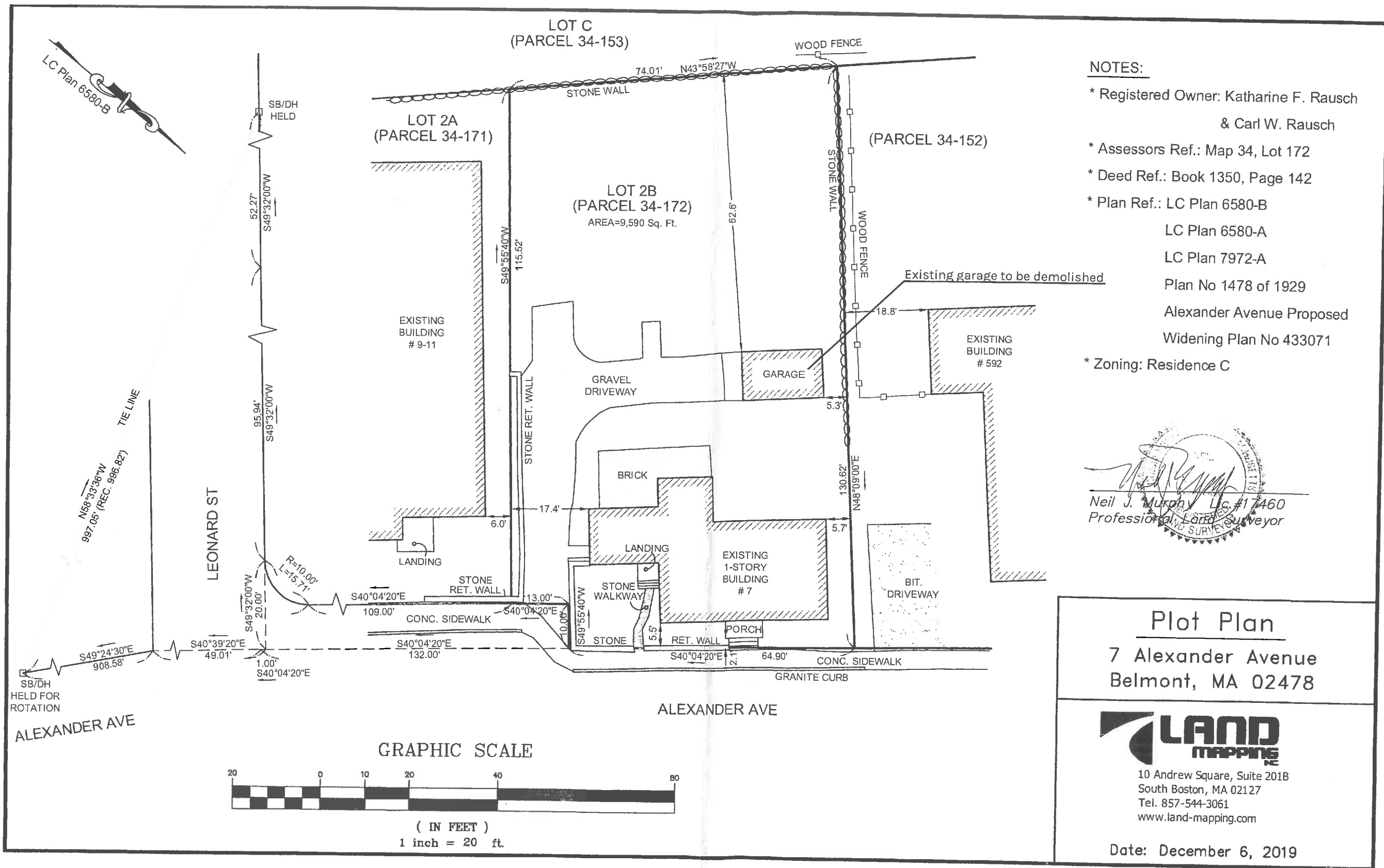
New One-Car Garage Design

Site Plan

March 26, 2020

Designer: Gallagher Hannan
General Contractor: Ingo Szegvari
Site Work Contractor: Jon Storer

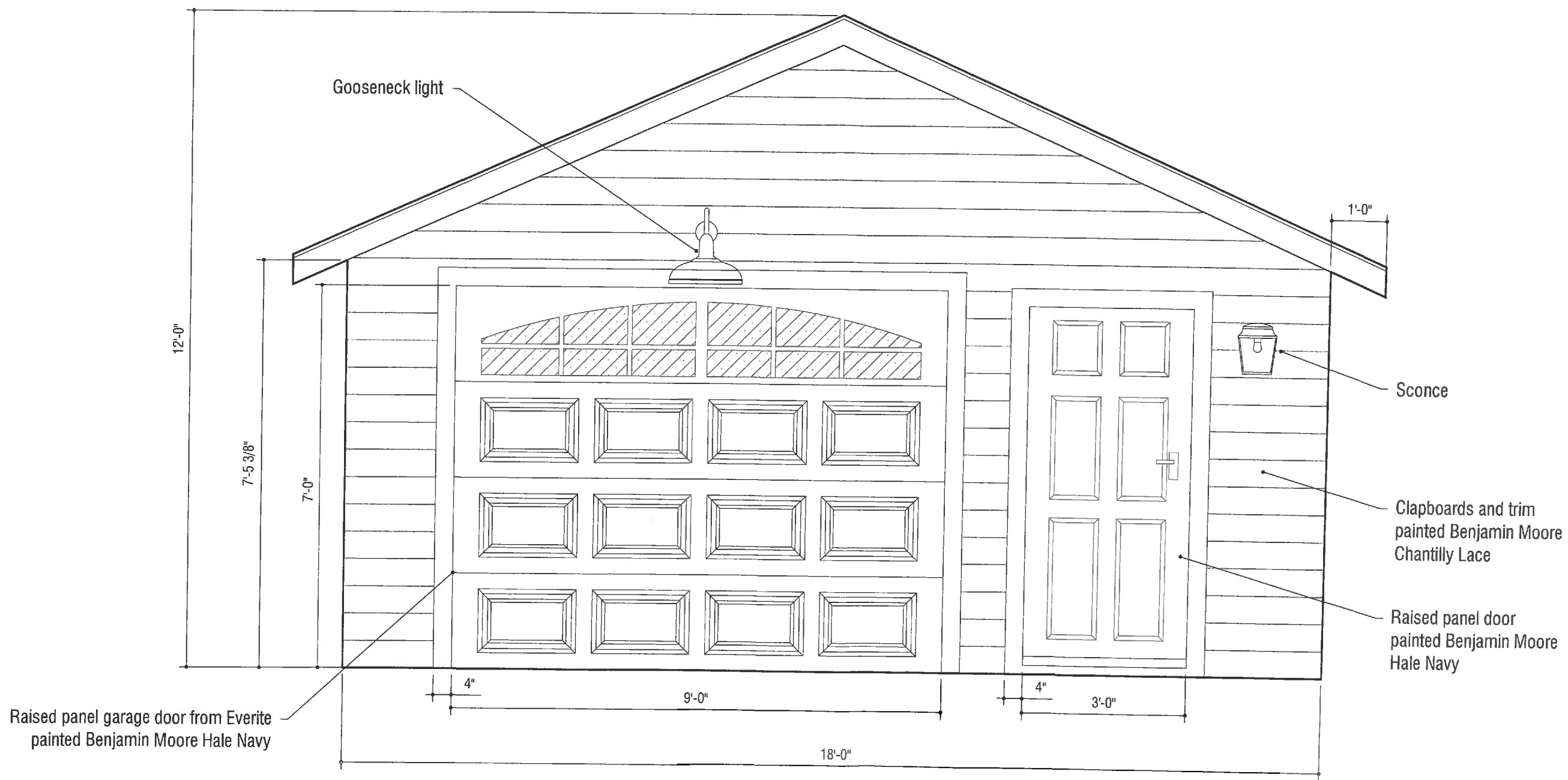
Client: Katharine Fallon
7 Alexander Ave.
Belmont, MA



Client: Katharine Fallon
7 Alexander Ave.
Belmont, MA

Designer: Gallagher Hannan
General Contractor: Ingo Szegvari
Site Work Contractor: Jon Storer

New One-Car Garage Design
Existing Conditions
March 26, 2020



1 GARAGE FRONT: SOUTH ELEVATION
SCALE - 1/2" = 1'-0"

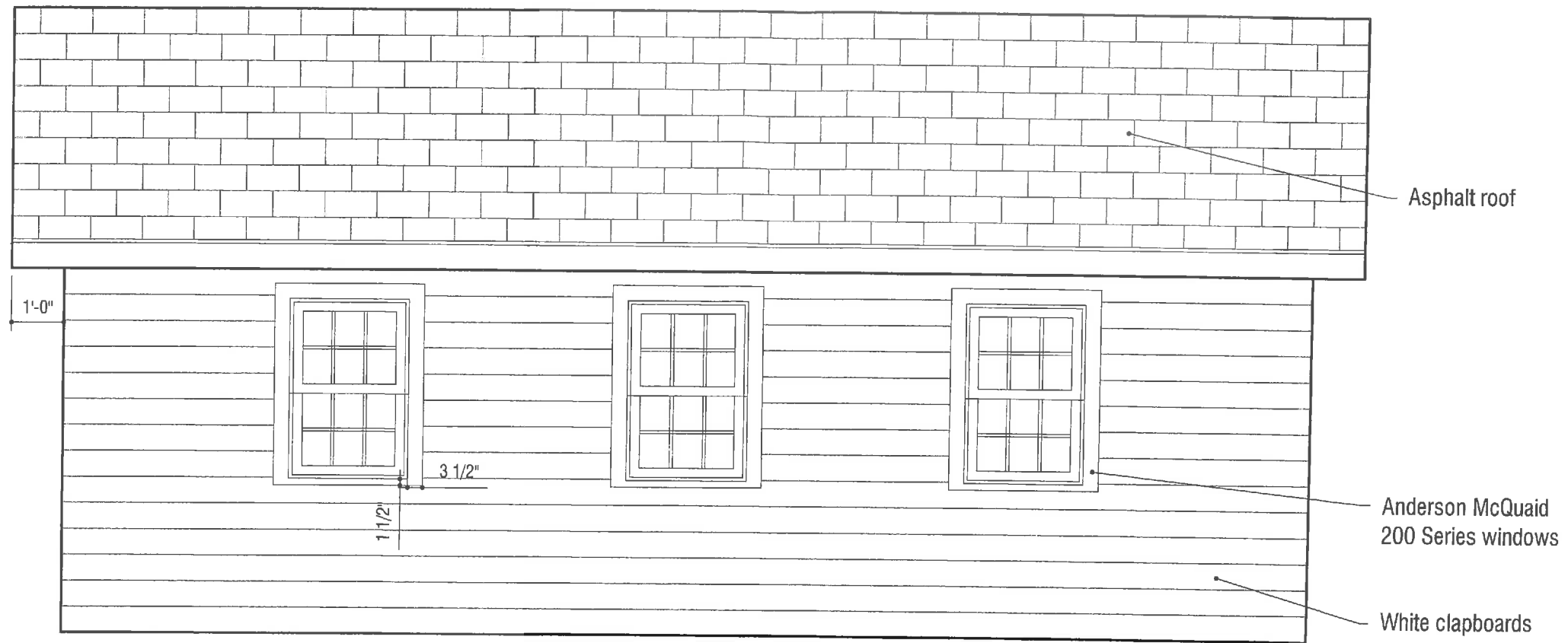
New One-Car Garage Design

Elevations

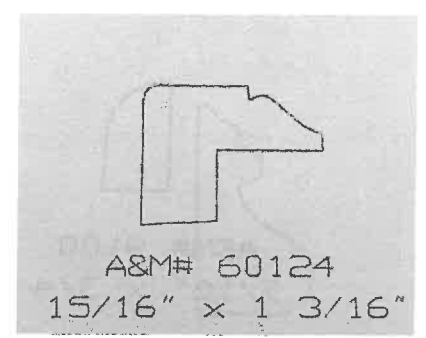
March 26, 2020

Designer: Gallagher Hannan
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Site Work Contractor: Jon Storer

Client: Katharine Fallon
7 Alexander Ave.
Belmont, MA



3 GARAGE EXTERIOR: EAST ELEVATION
SCALE - 3/8" = 1'-0"



Mouldings will be Back Bend style, to match house (source: Anderson McQuaid catalog)

New One-Car Garage Design
Elevations & Details
March 26, 2020

Designer: Gallagher Hannan
General Contractor: Ingo Szegvari
Site Work Contractor: Jon Storer

Client: Katharine Fallon
7 Alexander Ave.
Belmont, MA



Existing garage (built in the 1920s) to be demolished. Driveway shown here to be replaced with a bluestone patio and small fenced kitchen garden.



New garage will be sited at the end of the main driveway, shown here (commercial building to the left).



The new garage will be sited here, to block unwanted views of the commercial building next door.



Fence alongside driveway will match existing fence on the other side of the lot



A view of the house from the street (driveway to the left).



A view down the driveway.

New One-Car Garage Design

Photos

April 6, 2020

Designer: Gallagher Hannan
General Contractor: Ingo Szegvari
Site Work Contractor: Jon Storer

Client: Katharine Fallon
7 Alexander Ave.
Belmont, MA

Hale Navy
Azul Marino de Hale
Bleu Marine

HC-154

Hale Navy
Azul Marino de Hale
Bleu Marine

HC-154

Hale Navy
Azul Marino de Hale
Bleu Marine

HC-154

Onyx
Onix
Noir Absolu

2133-10

Onyx
Onix
Noir Absolu

2133-10

Onyx
Onix
Noir Absolu

2133-10

Chanilly Lace
Encaje de Chanilly
Dentelle Délicate

OC-65

Chanilly Lace
Encaje de Chanilly
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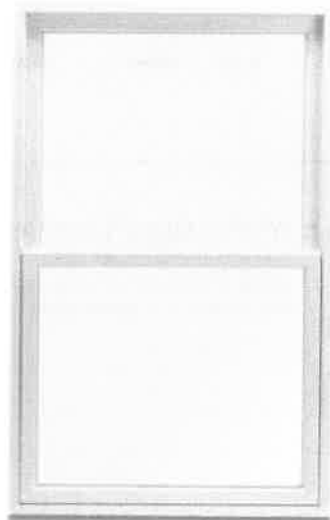
Chanilly Lace
Encaje de Chanilly
Dentelle Délicate

OC-65



DESIGN AND EFFICIENCY

200 Series products deliver Andersen quality at an uncommon value. Built with the right materials in the right places, they offer durability, long-term beauty and options to fit your project needs. And like all Andersen® products, they are supported by over 115 years of commitment to quality and service that can only come from one of the most trusted names in the industry.



- Weather-resistant construction for greater comfort and energy efficiency
- Exclusive Andersen Perma-Shield® system give our windows a tough, protective shell that safeguards the wood inside. It repels water, resists dents* and stays beautiful for years.
- Variety of Low-E glass options available to help control heating and cooling in any climate
- Narrow profiles maximize light and view
- Tilt-wash double-hung windows tilt-in for easy cleaning
- Gliding windows feature a single operating sash for ventilation
- Add curb appeal with grilles and exterior trim

*WINDOWS WILL BE "COLONIAL STYLE" WITH
 DIVIDED LIGHTS 6 OVER 6 TO
 MATCH THE HOUSE *

PRODUCT TYPES

- Tilt-wash double-hung windows
- Gliding windows
- Picture & half circle windows

200 SERIES Windows

PRODUCT OPTIONS

GLASS OPTIONS

- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology

Additional glass options, including tempered glass and patterned glass, are available. Contact your Andersen supplier for availability.



EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE OPTIONS*

TILT-WASH DOUBLE-HUNG

Standard



Lock & Keeper

Standard: Stone | **White**

Optional: Antique Brass | Black

Bright Brass | Gold Dust | Oil Rubbed

Bronze | Satin Nickel

Stone finish is standard with wood interior units. White finish standard with prefinished white interiors.

Classic Series™



Optional Lift

Stone | **White**

GLIDING WINDOW

Standard



Lock & Keeper

Stone | **White**

Classic



Pull

Stone | **White**

Bold name denotes finish shown.

ACCESSORIES

- **Window Opening Control Device**
Limits sash travel to less than 4" when the window is initially opened.
- **Grilles**
Choose from a variety of grille types and patterns included convenient Finelight™ grilles-between-the-glass for easy cleaning.

- **Exterior Trim**
Add curb appeal with exterior trim, made of Fibrex® composite material and available in 11 colors.

- **Wireless Open/Closed Sensor**
Indicates if windows are open or closed** for peace of mind and feature a sleek, compact design for a clean appearance.



For more information, visit andersenwindows.com/200series

*Hardware is sold separately, except standard hardware.

**When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls.

Oil rubbed bronze is a "living" finish that will change with time and use.

Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

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200 SERIES Windows



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*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.

Info sheets for Anderson 200 windows. Windows for the garage will have divided lights, 6 over 6s, to match the house.

Client: Katharine Fallon
7 Alexander Ave.
Belmont, MA

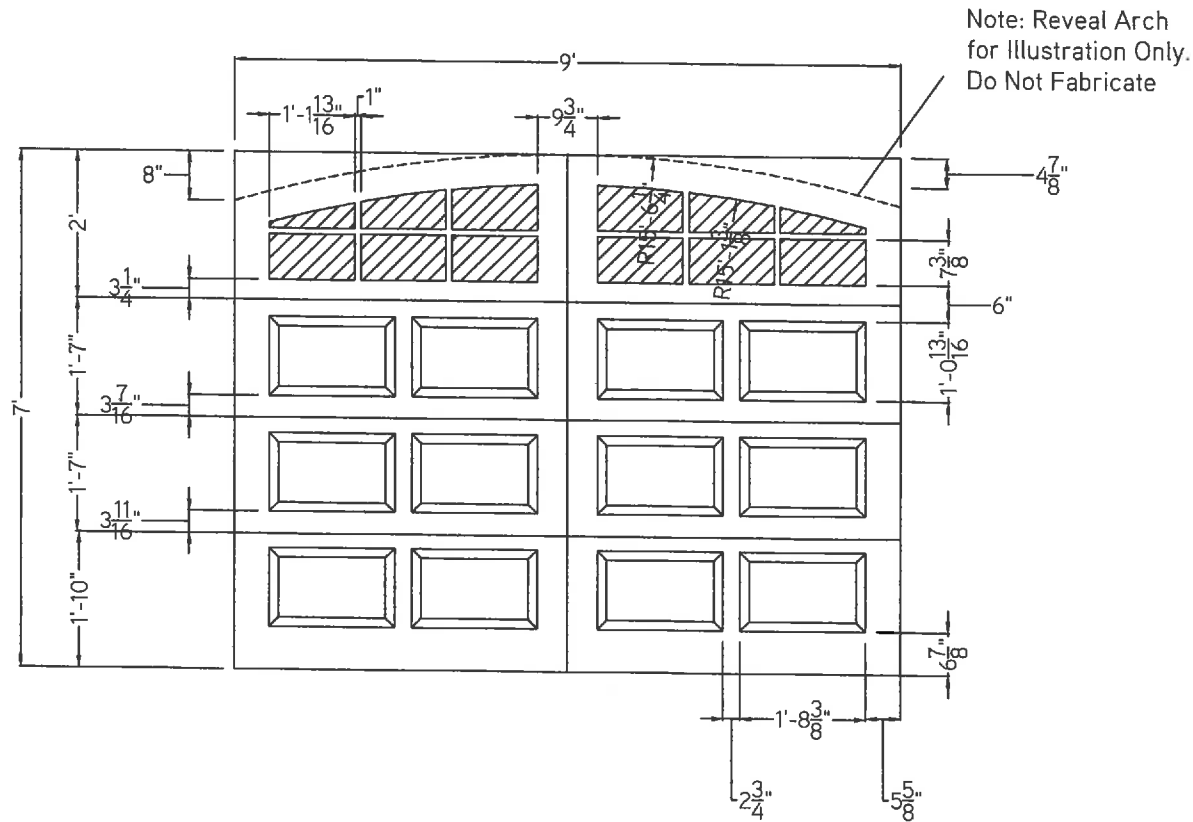
Designer: Gallagher Hannan
General Contractor: Ingo Szevari
Site Work Contractor: Jon Storer

New One-Car Garage Design
Window Detail

April 6, 2020



Date:	3/30/2020	Door Qty:	One	Inside Backer:	Exterior Grade Plywood
Quote No:	Q8198	Wood Type:	Extira	Edge Style:	Quarter Round
Dealer:	DSI Mortland	Inlay/Panel:	Extira	Glass Type:	Clear True Divided DSB
Customer:	Gallagher	Inlay Type:	Raised	Gl. Grid Type:	3 OV 3 ARCH
Door Series:	Charles River	No. Panels:	Six	Arch Radius:	See Below
Door Model:	Medway	No. Sections:	Four	Exterior Finish:	Paint Grade Primed
Door Type:	Sectional	Insulation:	Polystyrene R-8	Door Thickness:	2-3/8"



WWW.EVERITEDOOR.COM

Please sign and date for approval:

Dimensions are Nominal. This door is a wood product. It must be painted or stained with the same number of coats of the same material on all 6 edges prior to installation otherwise warranty is void. Doors are factory sanded and must be sanded again prior to finishing.

Client: Katharine Fallon
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New One-Car Garage Design
Garage Door Detail
April 6, 2020