

**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 **THURSDAY, September 10th, 2020 at 7:00 PM** via remote access*, to consider the application of Benjamin and Katrina Rono for a **CERTIFICATE OF APPROPRIATENESS** in order to expand a rear dormer, repair and replace front porch and façade details, and repaint the exterior in the same color at 605 Pleasant Street, located in the Pleasant Street Historic District.

Belmont Historic District Commission

* Application submittals, meeting agenda and instructions on remote access can be found on the Town's website <https://www.belmont-ma.gov/historic-district-commission>



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: 605 Pleasant St.

Property Owner's Name: Katrina Kralston & Ben Rono

Address: 605 Pleasant St.

Email: kralston@feenegin.com; benrono@verizon.net

Phone: 510-541-4235

Agent Name: Nick Portnoy

Address: 25 Channing Rd, Water-town, MA 02472

Email: nick@nickportnoybuilders.com

Phone: 781-330-1074

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: Soren Rono Designs

Contractor: Nick Portnoy Builders LLC

2. BRIEF DESCRIPTION OF PROPOSED WORK:

see attached.

3. SIGNATURES:

As Owner, I make the following representations:

A. I hereby certify that I am the Owner of the Property at: 605 Pleasant St., Belmont

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: 8/24/20

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: [Signature]

Date: 8/25/20

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

Approved March 23, 2017



586 Pleasant St. #7
Watertown, MA 02472

p: 781.330.1074
f: 617.744.0083
e: nick@nickportnoybuilders.com

CSL#: 95634 HIC#: 168627

Town of Belmont Historic District Commission
August 27, 2020

Re: 605 Pleasant St. Exterior Repairs & Improvements

PROJECT OVERVIEW

We are seeking approval for repairs and improvements at 605 Pleasant St. a house in the Pleasant St. Historic District. Project consists of widening 3rd floor rear gable to create an additional office room on the home's third floor. This work is not visible from any public view.

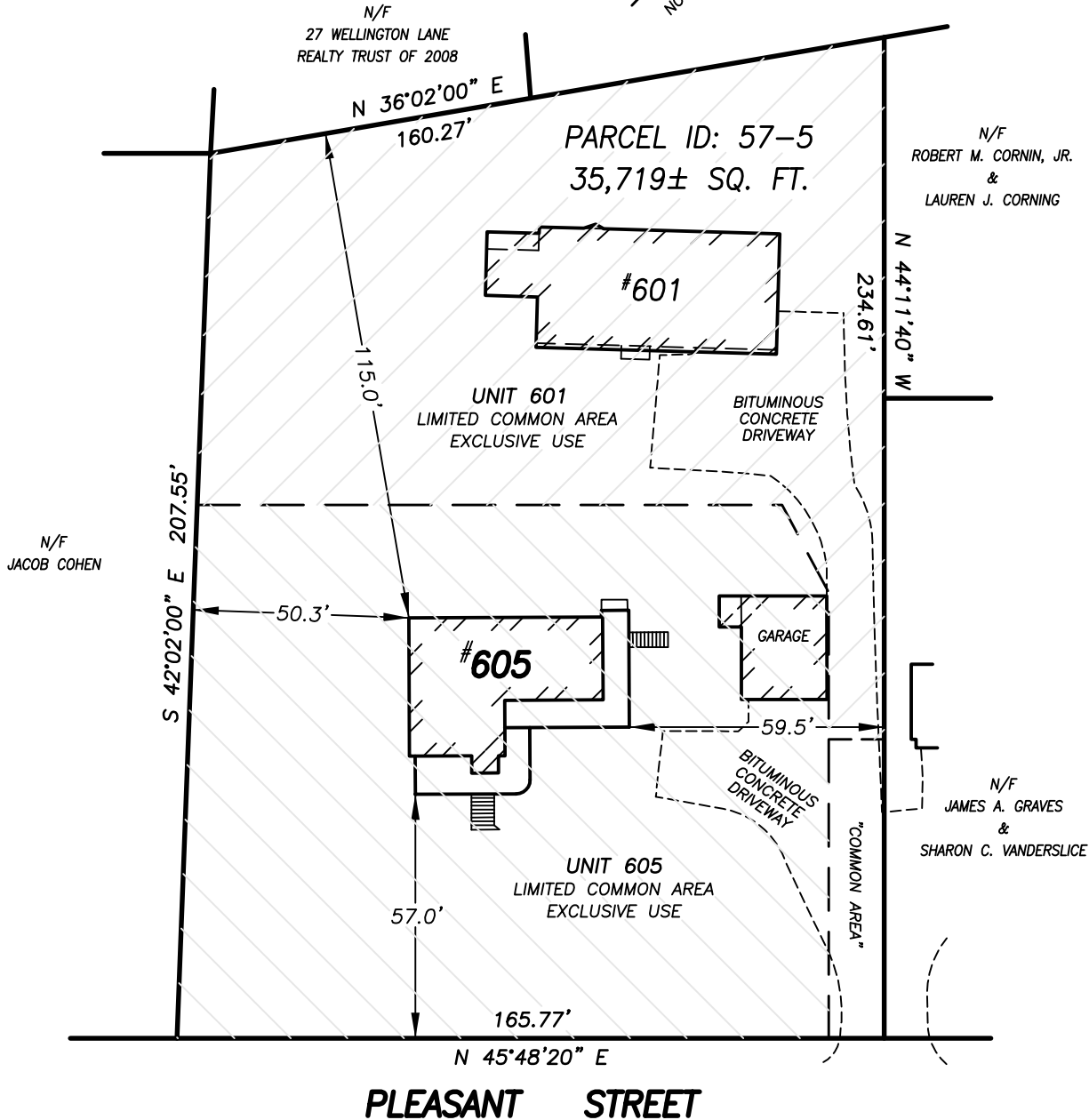
All additional work consists of like kind repair and replacement to existing façade and exterior porch components. Below is a list of the repairs.

- **ROOF:** replacement of existing asphalt shingle roof. GAF Timberline HDZ Pewter Gray. Product Info attached (see page 7).
- **GUTTERS:** repair/replace wooden gutters, as required. Line with copper
- **WINDOWS:** replace street facing 3rd FL gable window. Marvin Ultimate Wood. Product Info attached.
- **SIDING:** spot repair/replace, as required. ½" cedar clapboards.
- **FRONT PORCH DECKING:** new 1x4 vertical grain Douglas Fir decking.
- **FRONT PORCH RAILINGS:** increase railing height to 36", where required by code (30" above grade). Top/bottom rail to match existing profile, square fir balusters. Newel posts to match existing.
- **FRONT PORCH LATTICE:** install new square cedar lattice to below deck to match existing. Painted to match house body.
- **EXTERIOR PAINTING:** paint house exterior; colors to remain

PLOT PLAN
BELMONT, MASSACHUSETTS

SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

13594.DWG
JUNE 24, 2020



NOTES:

- ZONING DISTRICT: "SR-A"
- THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE BASED ON FEDERAL FLOOD INSURANCE RATE MAP 25017C0418E, EFFECTIVE DATE JUNE 4, 2010.
- THE LOT IS NOT IN A WETLAND AREA AS SHOWN ON THE TOWN OF BELMONT WETLANDS PLAN

REFERENCES:

- MASTER DEED IN BOOK 32735, PAGE 190
- UNIT DEED IN BOOK 49377, PAGE 230
- PLAN NUMBER 357 OF 2001

LOT COVERAGE / OPEN SPACE AREA CALCULATIONS:

- LOT AREA = 35,719 SF
- EXISTING GARAGE = 524 SF
- EXISTING 605 DWELLING = 1,767 SF
- EXISTING DRIVEWAY = 4,158 SF
- EXISTING 601 DWELLING = 1,791 SF

LOT COVERAGE = $(1,767 + 1,791 + 524) / 35,719 = 0.114$ OR 11.4%

OPEN SPACE = $100 - (((1,767 + 1,791 + 524 + 4,158) / 35,719) \times 100) = 76.9\%$

"SR-A" DIMENSIONAL TABLE

| | REQUIRED | EXISTING | PROPOSED |
|-----------------|------------|-----------|-----------|
| LOT AREA | 25,000 SF | 35,719 SF | 35,719 SF |
| FRONTAGE | 125' | 165.77' | 165.77' |
| LOT COVERAGE | 20% (MAX.) | 8.6% | 8.6% |
| OPEN SPACE | 50% (MIN.) | 79.7% | 79.7% |
| FRONT YARD | 30' | 57.0' | -TBD- |
| RIGHT SIDE YARD | 15' | 59.5' | -TBD- |
| LEFT SIDE YARD | 15' | 50.3' | -TBD- |
| REAR YARD | 40' | 115.0' | -TBD- |
| BUILDING HEIGHT | 36' (MAX.) | 24.1' | -TBD- |

NOTE:

- SEE EXPOSED FOUNDATION CALCULATION DATED AUGUST 8, 2020, BY SNELLING & HAMEL ASSOCIATES, INC., FOR "CELLAR" DETERMINATION.

OWNERS: PRUDENTIAL RELOCATION, INC

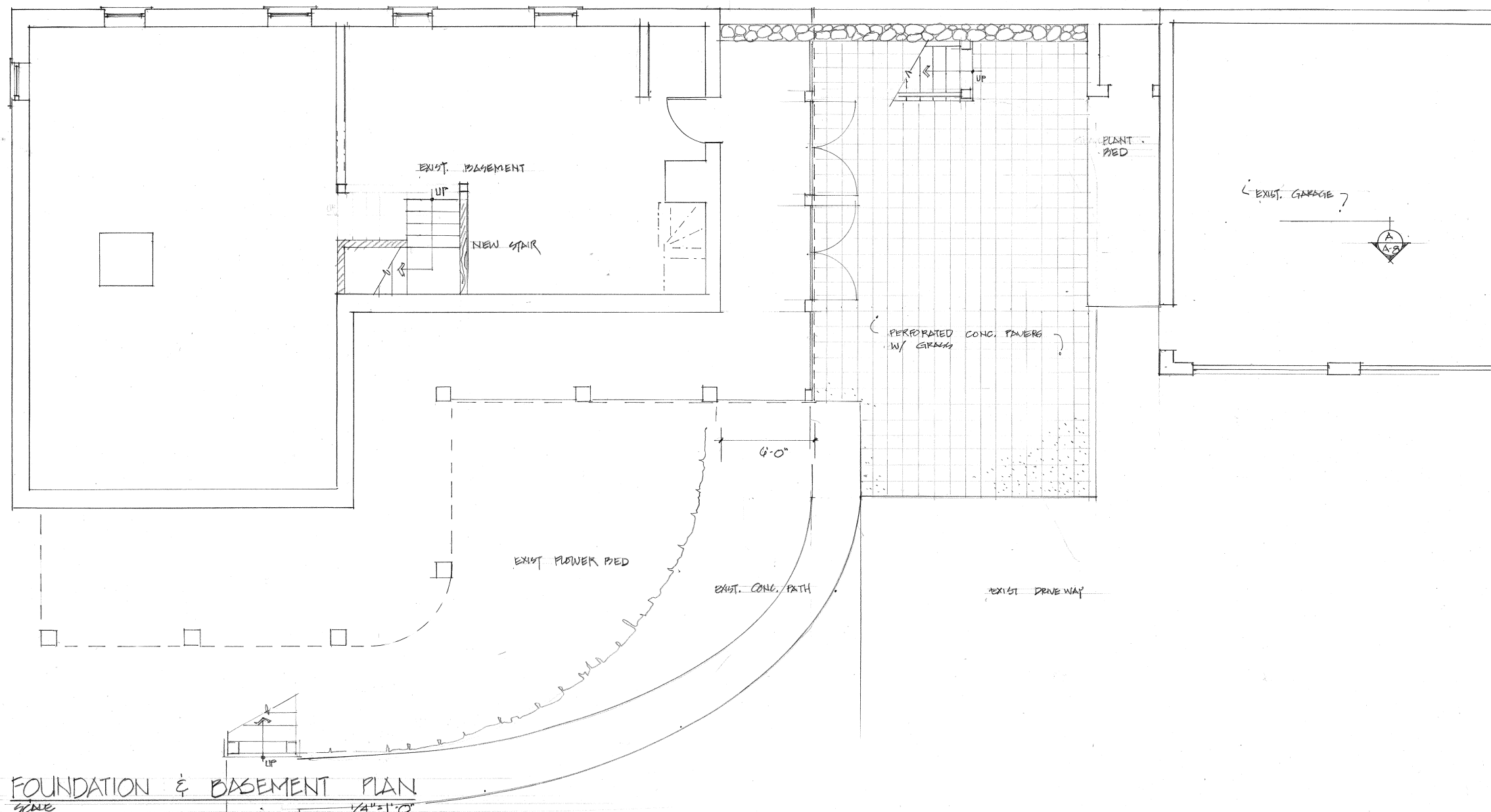
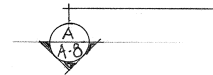
LOC. HOUSE NO. 605 PLEASANT STREET
LOT NO. 23

APP. NO.

DATE AUGUST 8, 2020

SCALE 1 INCH = 40 FEET

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR



FOUNDATION & BASEMENT PLAN

1/4"=1'-0"

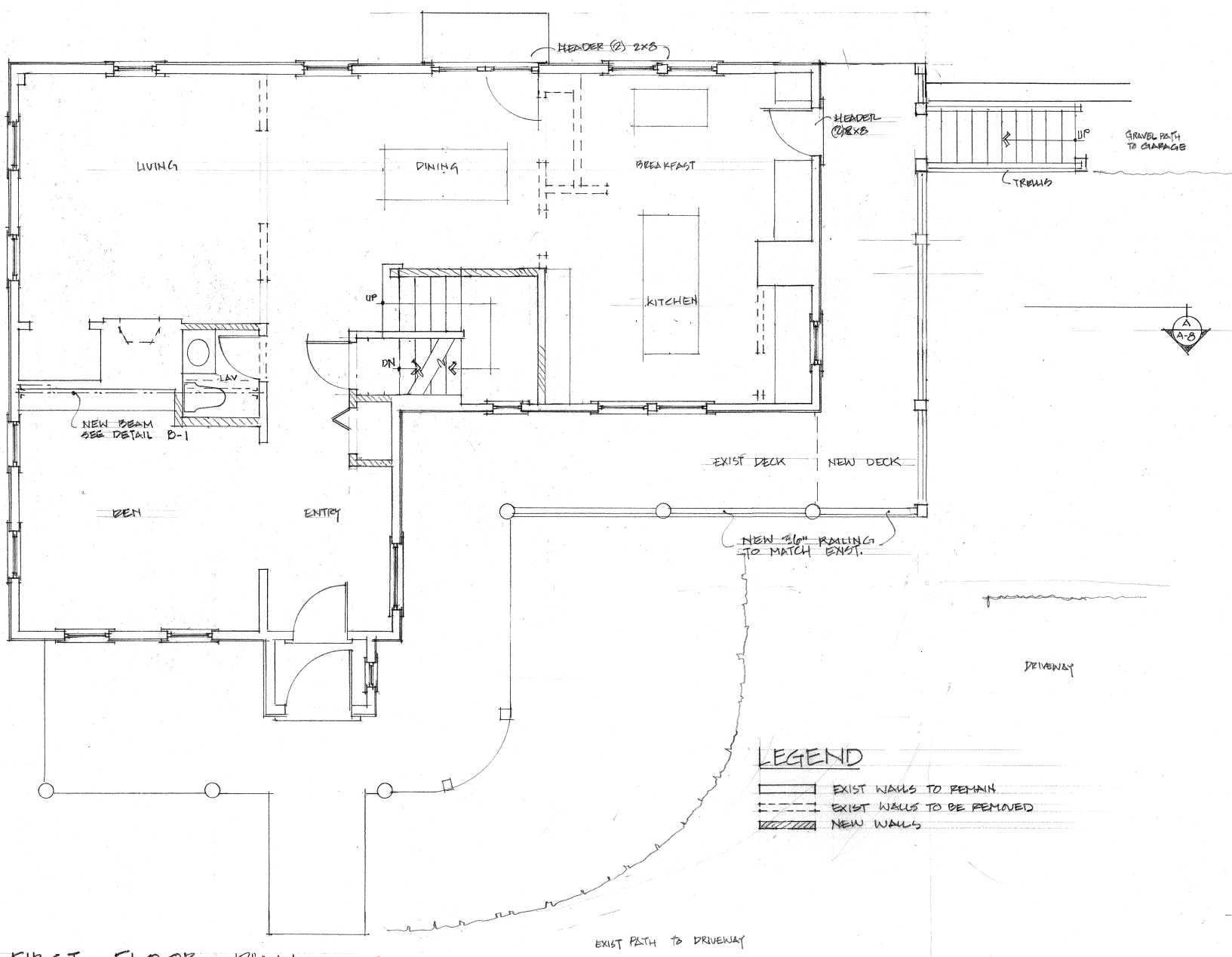
2/1/2012

Benjamin & Katrina Rønø
605 Pleasant Street
Belmont, Massachusetts

SØREN RØNØ
DESIGNS

1285 DOE VALLEY ROAD ATHOL MASSACHUSETTS 01331
TEL 978 248 2058 FAX 978 248 2060 RONO@CYBERCOM.NET



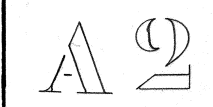


FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

- LEGEND
- EXIST WALLS TO REMAIN
 - EXIST WALLS TO BE REMOVED
 - NEW WALLS

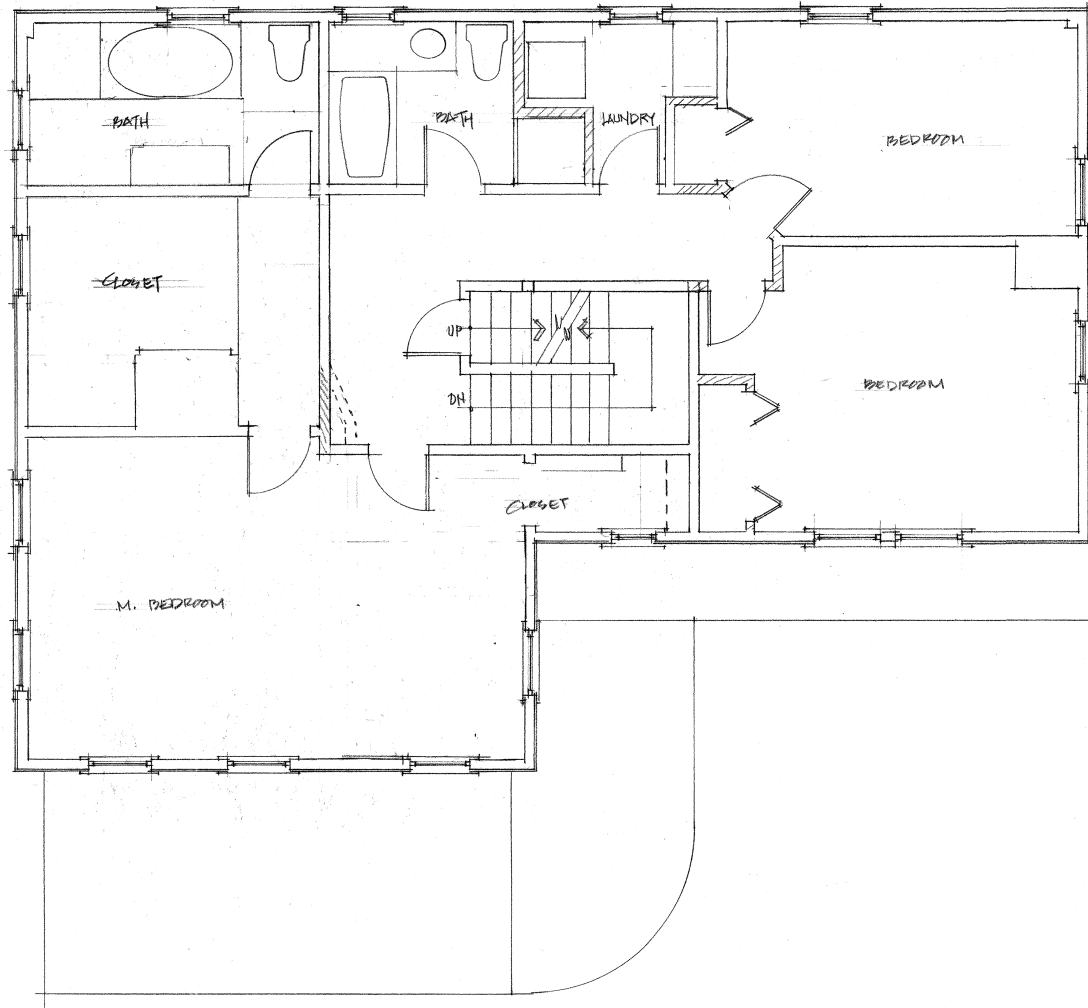
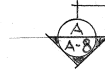
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Benjamin & Katrina Rønø
605 Pleasant Street
Belmont, Massachusetts

2/1/2012



SECOND FLOOR PLAN ALT.
SCALE 1/4" = 1'-0"

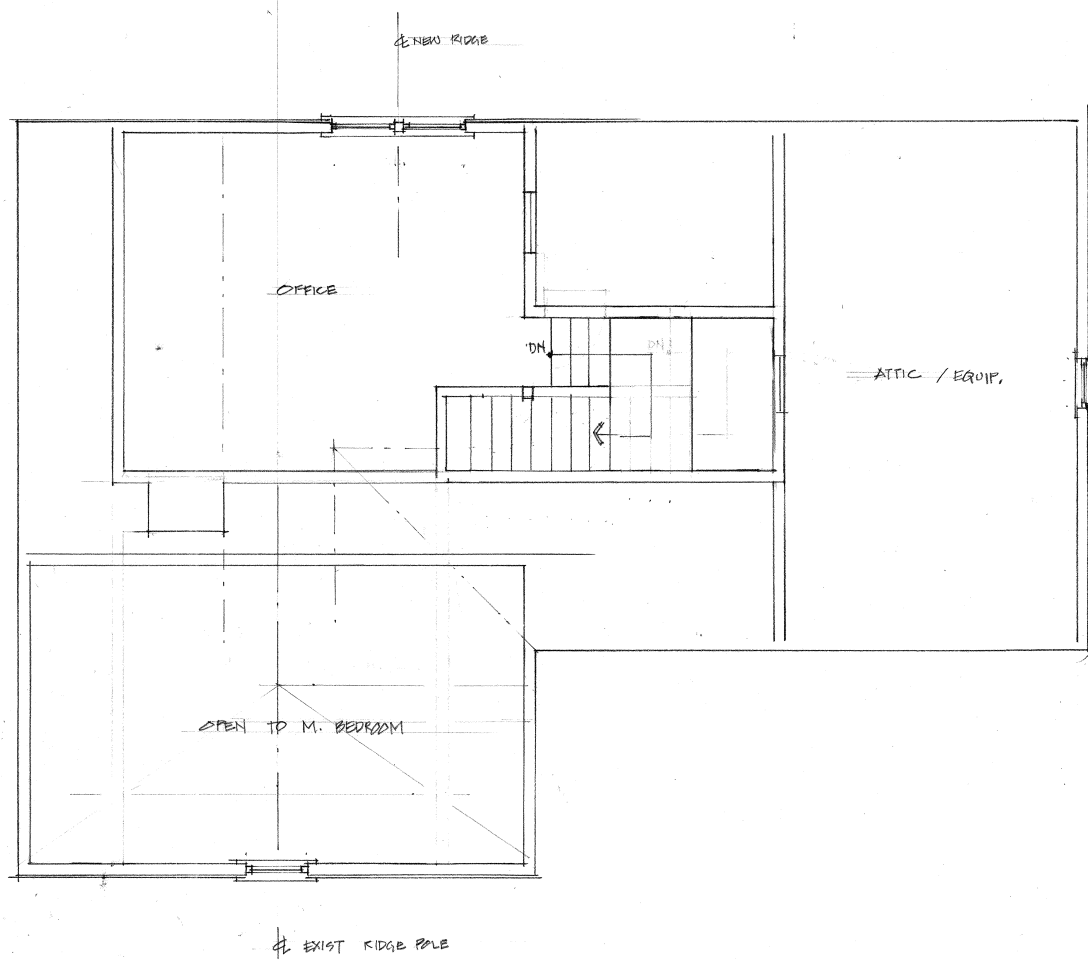
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SØREN RØNØ
DESIGNS

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Benjamin & Katrina Rønø
605 Pleasant Street
Belmont, Massachusetts

2/1/2012



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

SØREN RØNØ
DESIGNS

1285 DOE VALLEY ROAD ATHOL MASSACHUSETTS 01331
TEL 978 248 2058 FAX 978 248 2058 SRONØ@MASSRR.COM



Benjamin & Katrina Rønø
605 Pleasant Street
Belmont, Massachusetts

12/11/2012



2/1/2012

Benjamin & Katrina Rønø
605 Pleasant Street
Belmont, Massachusetts

SØREN RØNØ
DESIGNS

1285 DOE VALLEY ROAD ATHOL MASSACHUSETTS 01331
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EAST ELEVATION PROPOSED
SCALE 1/4" = 1'-0"

SØREN RØNØ
DESIGNS

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Benjamin & Katrina Rønø
605 Pleasant Street
Belmont, Massachusetts

2/1/2012

AG



NORTH ELEVATION PROPOSED
SCALE 1/4" = 1'-0"

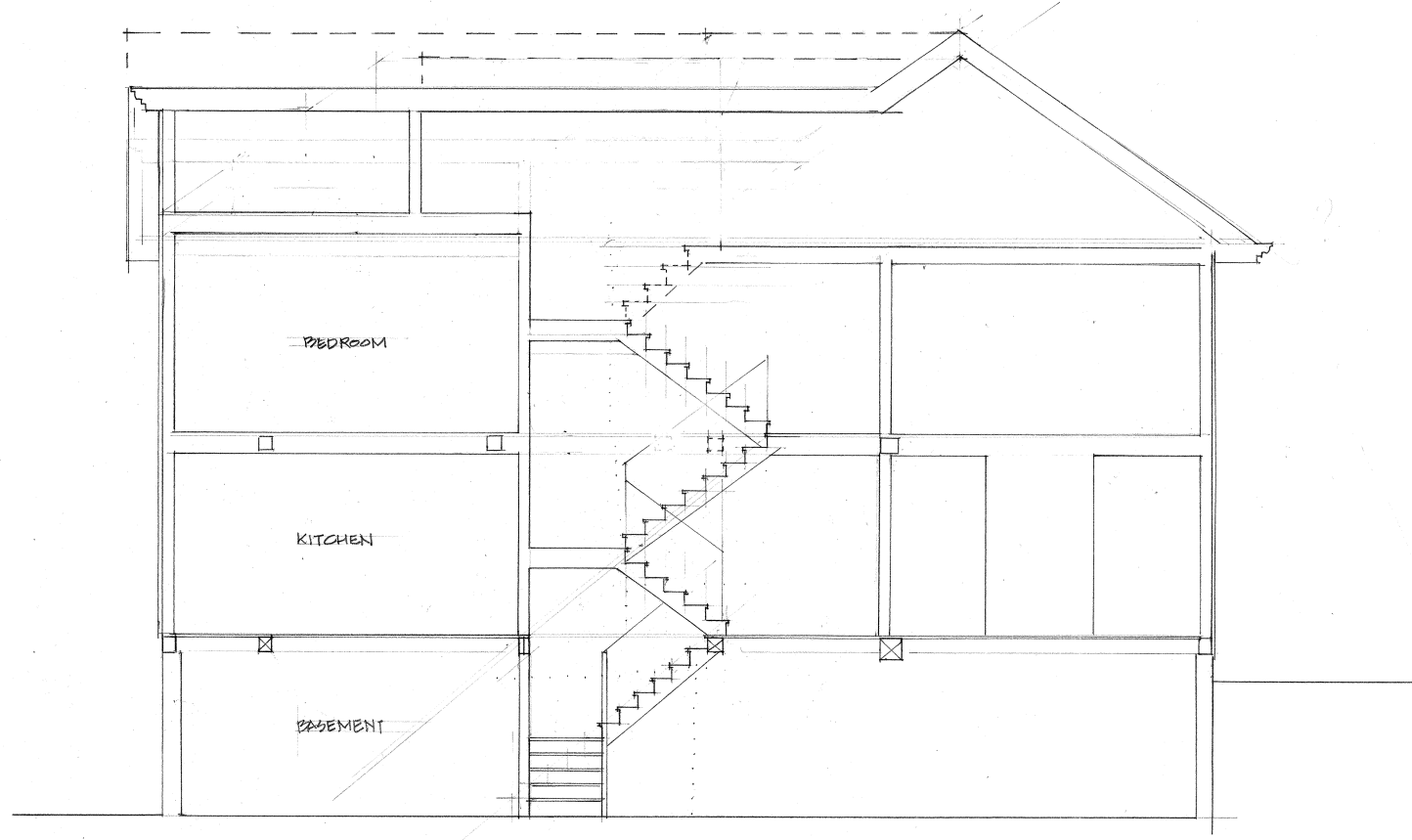
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Benjamin & Katrina Rønø
605 Pleasant Street
Belmont, Massachusetts

SØREN RØNØ
DESIGNS

1235 DOE VALLEY ROAD ATHOL MASSACHUSETTS 01331
TEL 978 243 2053 FAX 978 243 2060 RONO@CYBERCOM.NET





SECTION A A
SCALE 1/4" = 1'-0"

SØREN RØNØ
DESIGNS

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TEL 978 248 2058 FAX 978 248 2060 RONO@CYBERCOM.NET



Benjamin & Katrina Rønø
605 Pleasant Street
Belmont, Massachusetts

2/12/12



Timberline®
America's #1-Selling Shingles



Millions of families have found
shelter and peace of mind under
a Timberline® roof.

We protect what matters most™





It's never just a roof. It's a promise, kept.

Providing a home means making a promise — of shelter, security, and stability. It says to the people who count on you, "You're going to be safe, dry and warm under this roof."

Choosing a genuine Timberline® roof is a great way to help keep that promise.

It's a system, built to protect

A roof is so much more than shingles.
It's layers of protection, working
together to keep your home safe
from wind, rain, snow, and even sun.

Peek under the shingles at
gaf.com/system



Install any GAF Lifetime¹ Shingle and any 3 qualifying GAF Accessories and get a Lifetime¹ limited warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor² about enhanced GAF warranties.



¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See *GAF Shingle and Accessory Limited Warranty* for complete coverage and restrictions and visit gaf.com/LRS for qualifying shingles. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

² Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.

The GAF Lifetime¹ Roofing System

1. Leak Barrier
2. Roof Deck Protection
3. Starter Strip Shingles
4. Lifetime¹ Shingles
5. Cobra[®] Attic Ventilation
6. Ridge Cap Shingles

Visit gaf.com/LRS for qualifying products.

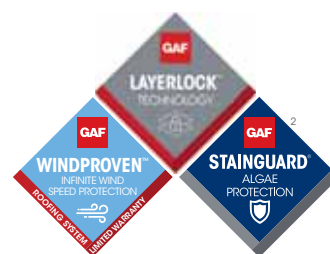


Color shown: Pewter Gray



Timberline® HDZ™ Shingles

America's #1-selling shingle got even better. Timberline® HDZ™ Shingles feature LayerLock™ Technology, which powers the industry's widest nail zone. When installed with the required combination of four qualifying GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.¹ gaf.com/HDZ



Barkwood



Charcoal



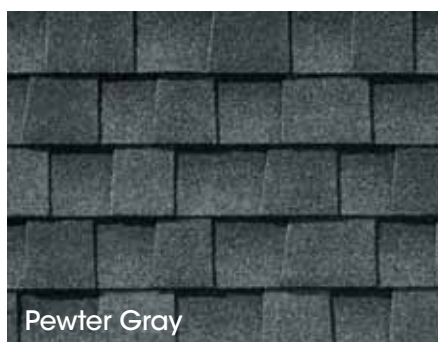
Hickory



Hunter Green



Mission Brown



Pewter Gray



Shakewood



Slate



Weathered Wood

¹15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

²StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timberline® AH Shingles

Our most fully-loaded shingle ever — the only GAF shingle loaded with both LayerLock™ Technology and StainGuard Plus™ Time-Release algae-fighting technology. That means your new Timberline® AH Shingles come with a 25-year limited warranty against blue-green algae discoloration,¹ and when installed with the required combination of four qualifying GAF Accessories, your Timberline® AH Shingles are also eligible for a wind warranty with no maximum wind speed limitation!² gaf.com/AH



¹StainGuard Plus™ algae protection is available only on shingles sold in packages bearing the StainGuard Plus™ logo. Products with StainGuard Plus™ algae protection are covered by a 25-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

²15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timberline® UHD Shingles

Get a thick wood-shake look in an asphalt shingle, along with StainGuard Plus™ Time-Release algae-fighting technology and a 25-year limited warranty against blue-green algae discoloration.¹ gaf.com/UHD



Charcoal



Barkwood



Charcoal



Weathered Wood



Shakewood



Slate

¹StainGuard Plus™ algae protection is available only on shingles sold in packages bearing the StainGuard Plus™ logo. Products with StainGuard Plus™ algae protection are covered by a 25-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timberline® NS Shingles

Select from subtle, even tones and a natural wood-shake look in an asphalt shingle. gaf.com/NS



Weathered Wood



Barkwood



Shakewood



Slate



Weathered Wood



Charcoal



Hickory



Pewter Gray

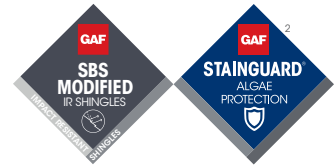
¹StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timberline® AS II Shingles

Protect your most valuable asset. Timberline® ArmorShield™ II SBS Modified IR Shingles combine all the beauty of Timberline® Shingles with UL 2218 Class 4 impact resistance — and may qualify for insurance discounts.¹

gaf.com/ASII



Hickory



Pewter Gray



Shakedown



Slate



Weathered Wood



Barkwood



Charcoal

¹Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

²StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Color shown: Pewter Gray

It's the first name in architectural shingles

Literally. When GAF introduced Timberline® Shingles more than 50 years ago, we created a whole new category of roofing. Known as “laminated” or “architectural” shingles, Timberline® set a new standard for innovation and style. Today, a Timberline® roof protects 1 in 4 U.S. families, and it's the #1-selling shingle brand in North America.

Find the Timberline® Shingle color that suits
your home and lifestyle at **gaf.com/VHR**



It's engineered to endure

A GAF roof is built tough. Proprietary GAF Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. In fact, GAF Timberline® Shingles are warranted to withstand winds up to 130 mph.¹

And now, any Timberline® Shingles that feature LayerLock™ Technology may qualify for the WindProven™ Limited Wind Warranty — the industry's first wind warranty with no maximum wind speed limitation when installed with the required combination of four qualifying GAF accessories.²

Timberline® Shingles have earned the highest roofing fire rating — UL Class A, Listed to ANSI/UL 790.

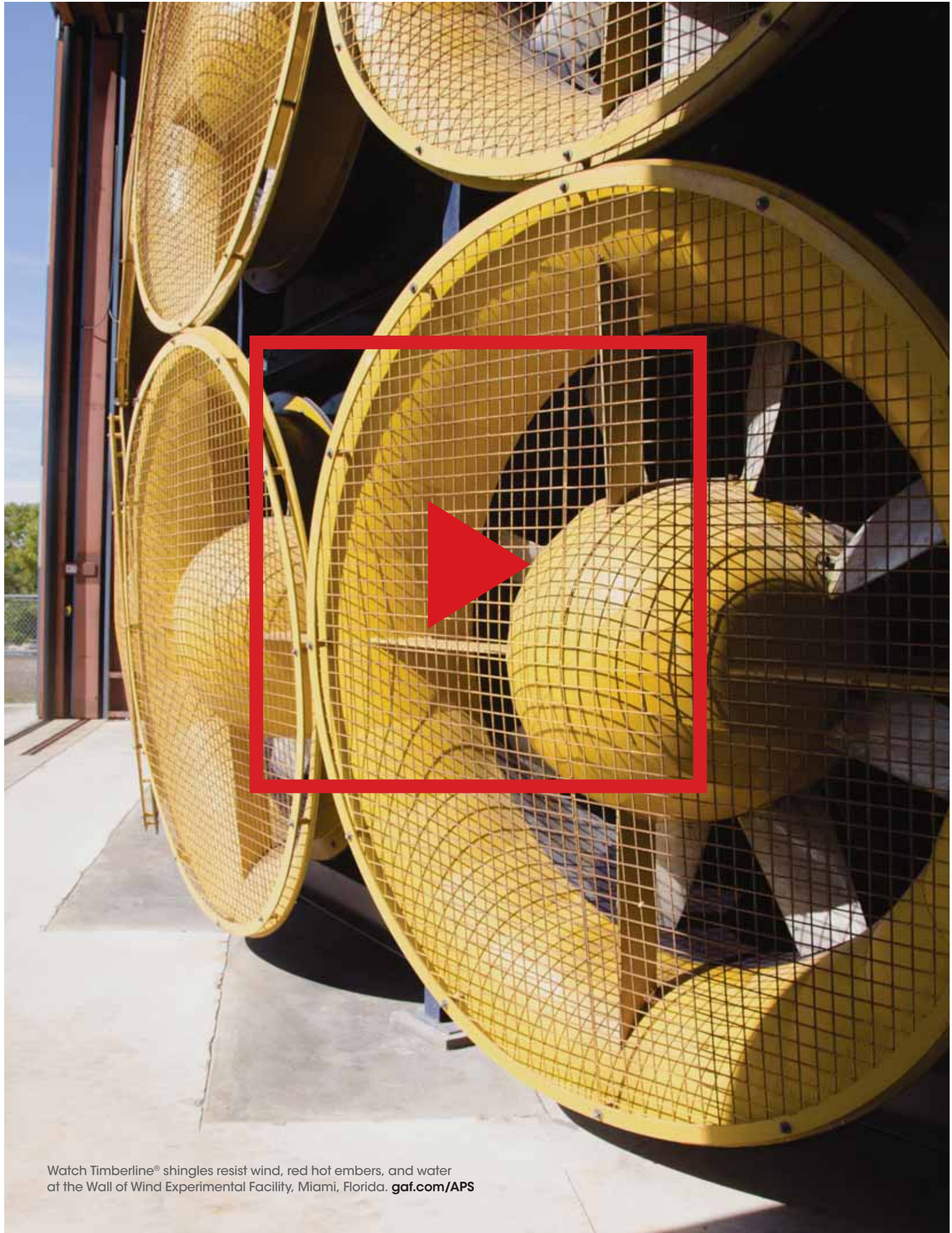
See how GAF LayerLock™ Technology mechanically fuses and strengthens the common bond between shingle layers.

gaf.com/layerlock

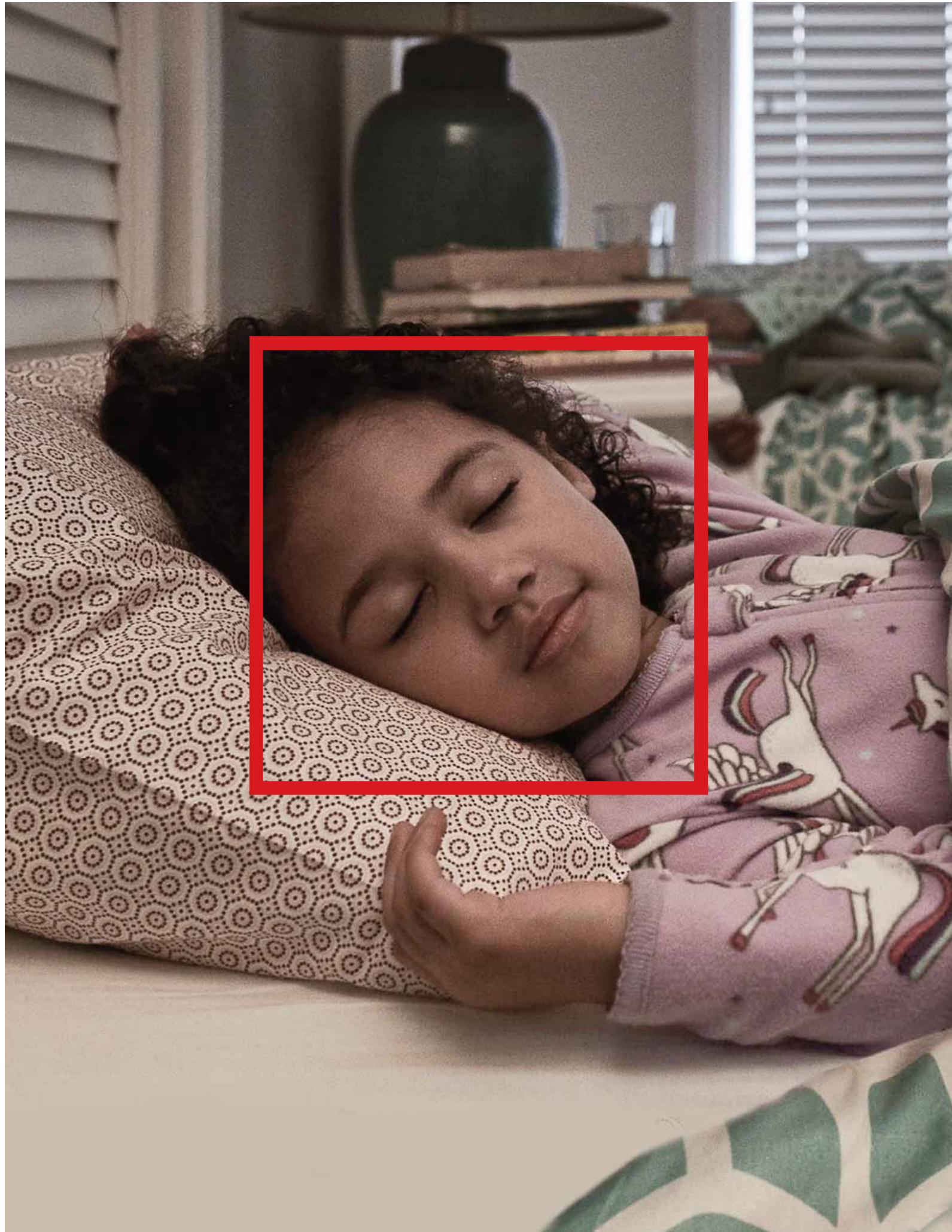


¹15 year 130 mph wind speed coverage requires special installation and use of GAF Starter Strip Shingles; see *GAF Shingle & Accessory Limited Warranty* for details.

²15-year WindProven™ limited wind warranty on Timberline® Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.



Watch Timberline® shingles resist wind, red hot embers, and water at the Wall of Wind Experimental Facility, Miami, Florida. [gaf.com/APS](https://www.gaf.com/APS)



It's a good night's sleep

We can't do anything about barking dogs or car alarms, but we can help you rest a little easier knowing your new Timberline® roof comes with a warranty backed by GAF, North America's largest roofing manufacturer.

Compare warranty choices at gaf.com/warranty

Every GAF Timberline® Shingle comes with a GAF transferable Lifetime limited warranty,* plus the backing of the Good Housekeeping Seal.



*Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and visit gaf.com/LRS for qualifying shingles. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

It's making a difference

GAF Advanced Protection® Shingle Technology reduces unnecessary waste of natural resources by using ideal amounts of asphalt and limestone. Advanced Protection® Shingles are also weight-optimized to minimize fuel use, and result in less landfill waste when the shingles are eventually replaced. And finally, GAF supports shingle recycling programs that turn old roofs into new roads.

Learn more about the GAF sustainability commitment at gaf.com/about





Color shown: Pewter Gray



















