



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: 480 PLEASANT STREET, BELMONT MA

Property Owner's Name: KARLA AND JONATHAN BAYS

Address: 480 PLEASANT STREET, BELMONT MA

Email: jonathan-bays@mac.com karla.bays@gmail.com Phone: _____

Agent Name: BECHTEL FRANK ERICKSON ARCHITECTS, INC.

Address: 1723 MASSACHUSETTS AVENUE, LEXINGTON MA, 02420

Email: lmitnell@bfearc.com afuller@bfearc.com Phone: 781-862-3313 ext. 129

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: Laura Mitchell, AIA,
same as Agent

Contractor: _____

2. BRIEF DESCRIPTION OF PROPOSED WORK:

Demolishing existing covered side porch, mudroom, root cellar, and shed.
Building in footprint a 1 1/2 story addition, yard storage at the basement
level, and mudroom/pantry/kitchen expansion on the first floor. building
a new retaining wall with stairs from driveway to backyard.

3. SIGNATURES:

As Owner, I make the following representations:

A. I hereby certify that I am the Owner of the Property at: 480 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] Ullrich Bays

Date: OCT 19, 2023

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: Laura Mitchell

Date: OCT 24, 2023

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

Approved March 23, 2017

Town of Belmont
Historic District Commission
Application for Certificate of Appropriateness

**480 Pleasant Street
Belmont, MA 02478**

November 14th, 2023 Hearing Date

APPLICANT STATEMENT

We are seeking a certificate of appropriateness for a 1 ½” story addition at 480 Pleasant Street, which is located in the Pleasant Street Historical District. The proposed addition has a 205 SF footprint and will allow the owners to expand the existing kitchen and mudroom areas, as well as add a pantry to better meet the needs of their family.

The proposed addition to 480 Pleasant Street requires the removal of the existing covered side porch, mudroom, root cellar, and shed lean-to. The existing side porch, root cellar, and shed are all constructed out of concrete and are not original to the historic home. The concrete is experiencing spalling due to the elements, exposing structural elements and the structures are un-usable for the owners. The existing kitchen space is too small and does not accommodate their needs as a 5-person family and the existing mudroom does not provide adequate storage space. The proposed addition does sit within the footprint of the demolished Mudroom & Porch structure and allow for the expansion of the existing kitchen and mudroom, as well as adding a pantry space. The basement of the new structure would be unconditioned and used for yard storage. We are also adding a new retaining wall and stairs between the existing garage and new structure, as the grade drops significantly from the front to back yard. We are proposing the removal of the rear chimney, which is partially located within the interior floor area of the home. This chimney is currently not active, and the owners would like to recapture that space.

We do not believe this proposed structure will negatively affect the abutters, as the proposed structure is located within the current existing built footprint and positioned between the two existing structures on the lot.

The proposed work would maintain the architectural character of the existing house, matching the existing trim, exterior finishes, and materials. The new addition would be constructed with materials in accordance with the Belmont HDC Guidelines, refer to the List of Materials attached to this application.



1723 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
781 / 862-3313

Current Photos

480 Pleasant Street, Belmont MA



















Town of Belmont
Historic District Commission
Application for Certificate of Appropriateness

**480 Pleasant Street
Belmont, MA 02478**

November 14th, 2023 Hearing Date

LIST OF MATERIALS

Foundation: Cast in place concrete with Stoneyard Boston Blend Round Stone Veneer. Match existing mortar color and textures

Siding: Matching the existing Stucco siding in both texture and color

Trim Materials:

Rake Boards	1x10 and 1x4 S4S trim boards
Eave Boards	1x8 S4S trim boards
Freize Boards	1x8 S4S trim boards
Soffits	1x S4S trim boards
Crown	Anderson & McQuaid #5120 Crown Molding

Windows: Pella Reserve Traditional Aluminum-Clad Windows (Double-Hung and Awning) with putty glaze profile on exterior, white

Window Casings: 1x5 S4S Trim Board with Anderson & McQuaid #19071 Back Band

Window Sills: Custom wood window sill to match existing

Gutters: 5" Aluminum "K" style gutters, Pre-finished white, to match existing

Downspouts: 2" x 3" Aluminum Rectangular Downspouts, Pre-finished white, to match existing

Roofing: 60 MIL. Black EPDM

Colors: Trim and Stucco both to match existing house colors

Railings:

Newel Post	4x4 Cedar Post, Painted
Newel Post Cap	Match existing cap, Painted
Handrail	3 ½" x 1 9/16" Fir Handrail, Painted
Balusters	1 ¼" x 1 ¼" Square Cedar Balusters, Painted
Bottom Rail	2x4 Cedar, Painted

Stair Risers & Treads: Bluestone stone steps at side porch, bluestone treads on stairs



1723 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
781 / 862-3313

Manufacturer's Product Literature

Material Cut Sheets
480 Pleasant Street, Belmont MA



FOUNDATION STONE FINISH:
MATCH EXISTING





DESCRIPTION

Boston Blend™ Round Thin Veneer has an irregular outside shape with the depth and impact of rounded stones. Its natural face shows the weathered exterior of the stone. Round is the most traditional New England shape. Sold as individual stones not stone panels. For product testing data visit www.stoneyard.com/astm.

DIMENSIONS

Facing Area: 0.25–1.25 SF
Size Range: (6 inches x 6 inches) to (11 inches x 16 inches)
Thickness: 1 inch +/- ¼ inch
Weight: Less than 14 lbs per SF

PACKAGING

Flat Crate: 168 SF (SKU# VTDFFW)
Flat Box: 5 SF (SKU# VTDFFS)
Corner Crate: 150 LF (SKU# VTDFCW)
Corner ½ Crate: 75 LF (SKU# VTDFCH)
Corner Box: 5 LF (SKU# VTDFCS)

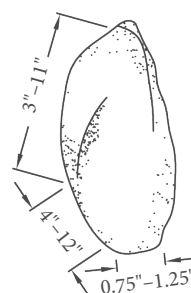
PROFILE

Colors: Gray, tan, white, beige, blue, pink, black
Finish: Natural, aged face

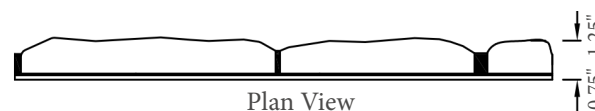
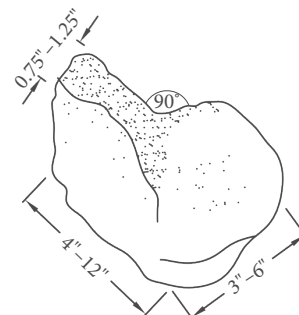
APPLICATIONS

This product is HCA (Harsh Climate Approved). It has been subjected to numerous freeze-thaw cycles and can withstand the harshest hot, cold, or wet climates. Perfect for interior and exterior use in all regions including applications below grade. Suitable for use near salt water, water features, and in areas where blowing sand is a concern. www.stoneyard.com/hca

FLAT DETAIL



CORNER DETAIL



INSTALLATION

Thin Veneer installation information is available on our website www.stoneyard.com/install. A mock-up is recommended to help in all design decisions including grout color, joint size (dry-laid, standard, or wide), and desired finish. www.stoneyard.com/mortar

LEED® CERTIFICATION & ENERGY EFFICIENCY

Whether it's for a commercial building or historical restoration, this natural building material can assist with the LEED certification. Functionally, stone will retain heat in the winter and cold in the summer, enhancing energy efficiency. www.stoneyard.com/architect

CORNERS

Matching 90° corners are available in all colors and shapes. When other angles are needed, the installation options are weaving (alternating flats) or miter cutting flat pieces to wrap the corner. www.stoneyard.com/corner

Natural stone varies in color, veining, and pattern from piece to piece. STONEYARD® is not responsible for photos used in color literature, on websites, or in emails to accurately reflect actual material. Photos are used to create a general idea or feel for the material and cannot be used for color matching.

Newport Mist™ Round

PRODUCT SPECIFICATION & DATA SHEET



DESCRIPTION

Newport Mist™ Round Thin Veneer has the irregular outside shape of a smooth mosaic pattern, with the depth and impact of rounded stones. Newport Mist™ is a natural stone that consists of gray, blue, white, beige, and black. Sold as individual stones not stone panels.

DIMENSIONS

Facing Area: 0.25–1.25 SF
Size Range: (6 inches x 6 inches) to (11 inches x 16 inches)
Thickness: 1 inch +/- ¼ inch
Weight: Less than 14 lbs per SF

PACKAGING

Flat Crate: 168 SF (SKU# VTDMFW)
Flat Box: 5 SF (SKU# VTDMFS)
Flat Layer: 12 SF (SKU# VTDMFL)
Corner Crate: 150 LF (SKU# VTDMCW)
Corner ½ Crate: 75 LF (SKU# VTDMCH)
Corner Box: 5 LF (SKU# VTDMCS)

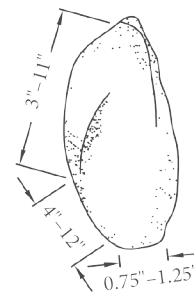
PROFILE

Colors: Gray, silver, white, blue, beige, black
Finish: Natural, aged face

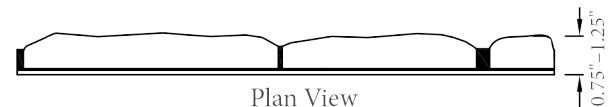
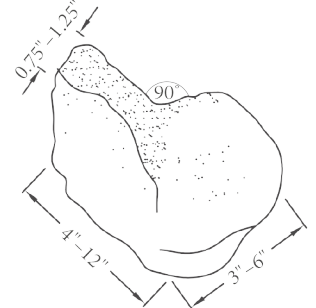
APPLICATIONS

This product is HCA (Harsh Climate Approved). It has been subjected to numerous freeze-thaw cycles and can withstand the harshest hot, cold, or wet climates. Perfect for interior and exterior use in all regions including applications below grade. Suitable for use near salt water, water features, and in areas where blowing sand is a concern.
www.stoneyard.com/hca

FLAT DETAIL



CORNER DETAIL



INSTALLATION

Thin Veneer installation information is available on our website www.stoneyard.com/install. A mock-up is recommended to help in all design decisions including grout color, joint size (dry-laid, standard, or wide), and desired finish.
www.stoneyard.com/mortar

LEED® CERTIFICATION & ENERGY EFFICIENCY

Whether it's for a commercial building or historical restoration, this natural building material can assist with the LEED certification. Functionally, stone will retain heat in the winter and cold in the summer, enhancing energy efficiency.
www.stoneyard.com/architect

CORNERS

Matching 90° corners are available in all colors and shapes. When other angles are needed, the installation options are weaving (alternating flats) or miter cutting flat pieces to wrap the corner.
www.stoneyard.com/corner

Natural stone varies in color, veining, and pattern from piece to piece. STONEYARD® is not responsible for photos used in color literature, on websites, or in emails to accurately reflect actual material. Photos are used to create a general idea or feel for the material and cannot be used for color matching.

ADDITION SIDING:
MATCH EXISTING STUCCO (TEXTURE AND COLOR)



Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve - Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

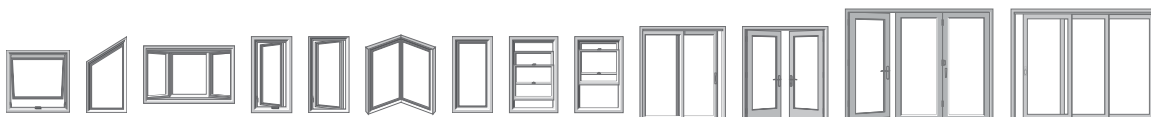
- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

¹² See back cover for disclosures.

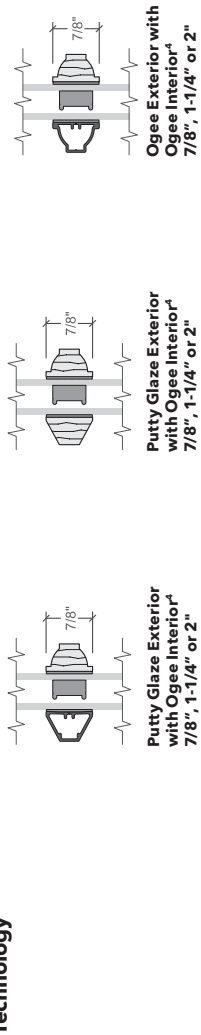
Product Specifications

Window & Patio Door Styles		Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
							U-Factor	SHGC	STC	
Awning		13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Firm / Brickmould
Precision Fit Awning		17"	17"	53"	29"	R45-CW50	0.28-0.32	0.18-0.47	27-30	Pocket Replacement
Casement		13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	Fold-out Fin, Block Frame, EnduraClad Exterior Firm / Brickmould
Precision Fit Casement		17"	17"	35"	73"	R35-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement		10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Firm / Brickmould
Precision Fit Fixed Casement		17"	17"	59"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung		14"	24-⅜"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Fold-out Fin, Block Frame, EnduraClad Exterior Firm / Brickmould
Precision Fit Double-Hung		13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung		13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	
In-Swing Hinged Patio Door (Single)		18"	36"	48"	199-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)		36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)		18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)		36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	Fold-out Fin, Block Frame, EnduraClad Exterior Firm / Brickmould
Sliding Patio Door (O)		30-¾"	74"	60-¾"	119-½"	LC40-LC70	0.29-0.32	0.15-0.42	–	
Sliding Patio Door (OX, XO)		59-¼"	74"	119-½"	119-½"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)		90"	74"	180"	119-½"	LC30-LC45	0.29-0.32	0.15-0.42	–	
Sliding Patio Door (OXXO)		116-⅙"	74"	236-⅙"	119-½"	LC25-LC40	0.29-0.32	0.15-0.42	–	
Multi-Slide Patio Door		40-¼"	50-½"	701-⅝"	119-½"	R15-LC25³	0.30 – 0.36	0.15 – 0.46	31	For more info visit PellaADM.com
Bifold Patio Door		31-¾"	55-½"	312"	119-½"	R15-LC25³	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

Grilles

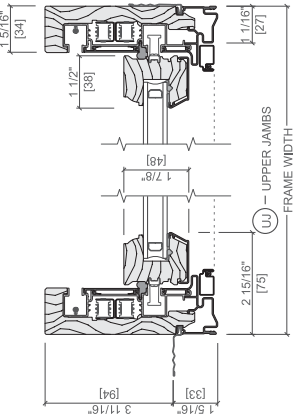
Integral Light Technology® Choose the look of true divided light featuring the industry's only foam spacer.



Cross Sections

Cross Sections


The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.




Optional Fold-out Installation Fin

Window Hardware

Classic Collection Get a timeless look with authentic styles in classic finishes.




Fold-away Crank
Antiek




Spoon-Style Lock


Finishes:




Champagne




White




Brown




Matte Black



Oil-Rubbed Bronze




Satin Nickel




Satin Brass

Rustic Collection Create a distinct and charming look with distressed finishes.

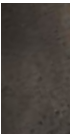


Fold-away Crank
Antiek




Spoon-Style Lock

Finishes:




Distressed Bronze




Distressed Nickel

Essential Collection Select from popular designs and finishes to suit every style.




Fold-away Crank




Cam-Action Lock


Finishes:




Champagne




White




Brown




Matte Black



Oil-Rubbed Bronze



Satin Nickel




Satin Brass

Patio Door Hardware


Classic Collection Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago




Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5,6}


Finishes:




Matte Black



Oil-Rubbed Bronze




Satin Nickel




Satin Brass

Essential Collection


Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard




Sliding Patio Door Handle
Standard




Multi-Slide Patio Door Handle^{5,6}


Finishes:



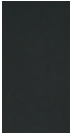
Champagne




White




Brown




Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

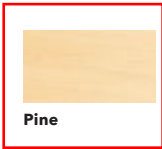
Additional hardware collections available. Visit PellaADM.com for more information.

^{3,4} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.



Pine

Custom solutions:



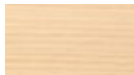
Douglas Fir



Mahogany



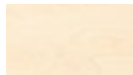
White Oak



Red Oak



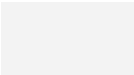
Cherry



Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



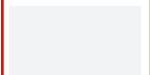
Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Black



White



Brown



Fossil



Iron Ore



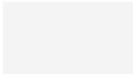
Portobello



Putty



Almond



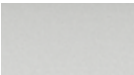
Classic White



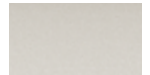
Brick Red



Hartford Green



Pearl Gray



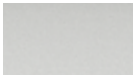
Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash



Custom colors are also available.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

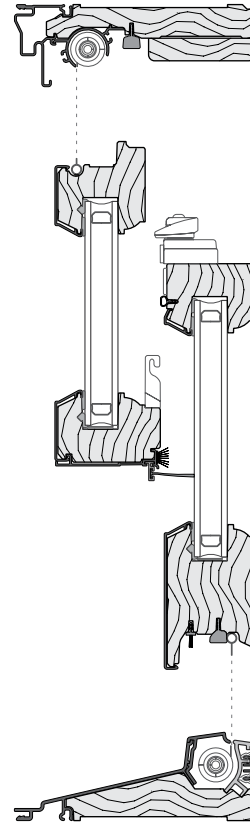
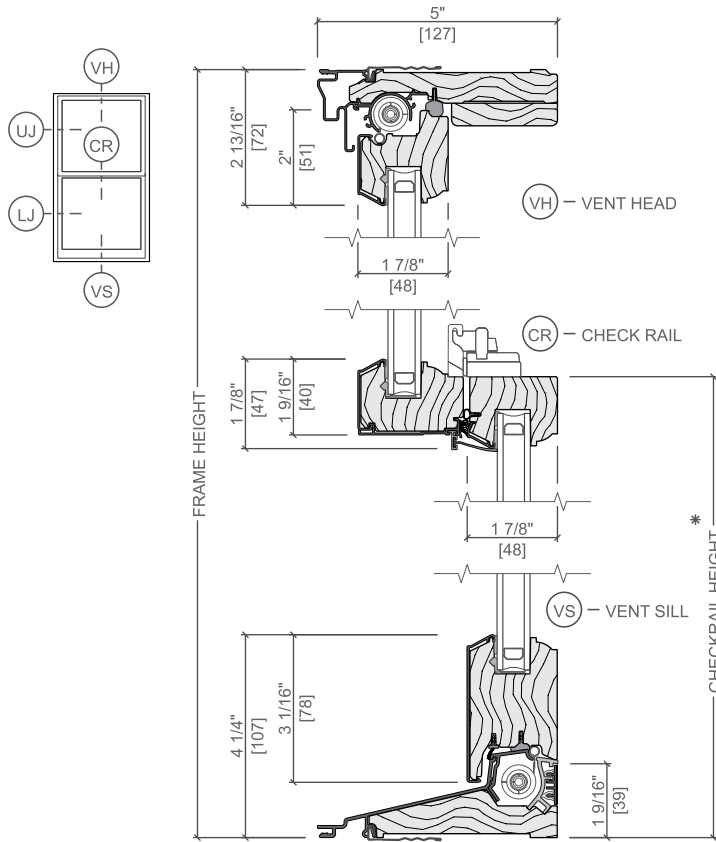
We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
³ Ratings are contingent on product configurations.
⁴ Color-matched to your product's interior and exterior color.
⁵ Flush multi-slide handle is a Pella exclusive design.
⁶ Flush multi-slide handle is not available in Champagne.
⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

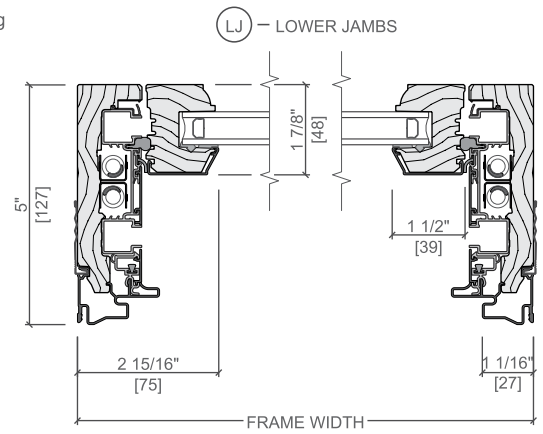
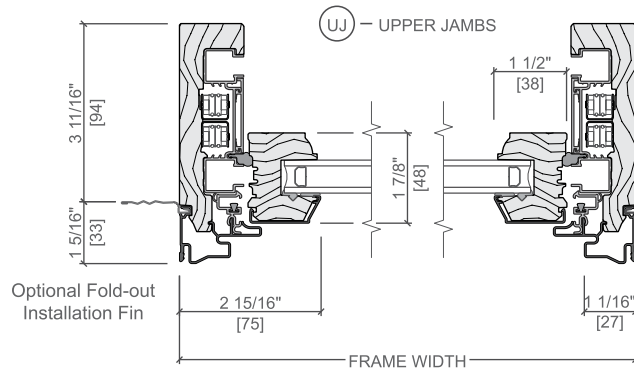


Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile with Integrated Rolscreen®



* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.



PELLA® RESERVE™ – TRADITIONAL
WOOD AWNING WINDOW

JUMP TO..



PELLA® RESERVE™ – TRADITIONAL
Wood Awning Window

3.53 ★★★★★ [342 Reviews](#)

Pella Reserve – Traditional wood and aluminum-clad wood awning windows provide authentic historic charm and style. Hinged at the top and opened with rotating hardware, traditional Pella Reserve awning windows feature unparalleled historical detailing to add a stunning style to spaces where additional ventilation is required.

- Featuring intricate putty profiles and optional Integral Light Technology® grilles to create the authentic look of historic windows with individual windowpanes.
- Antiek fold-away crank inspired by period furniture, available in rich finishes, including distressed and polished.
- Designed for use in areas with some of the strictest building requirements, including those on the National Historic Registry.

Talk to a Pella Rep for Pricing

CONTACT A PELLA REP

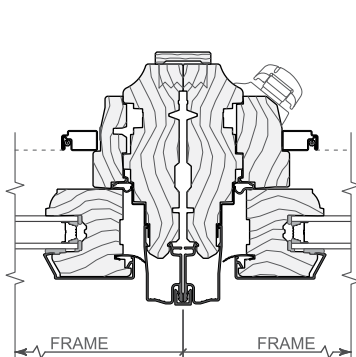
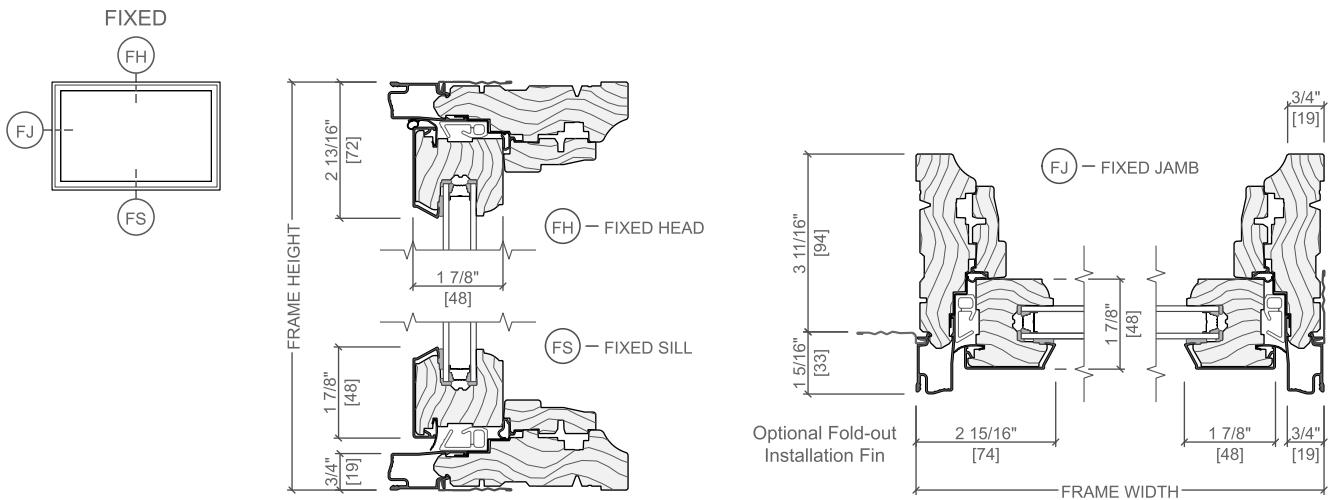
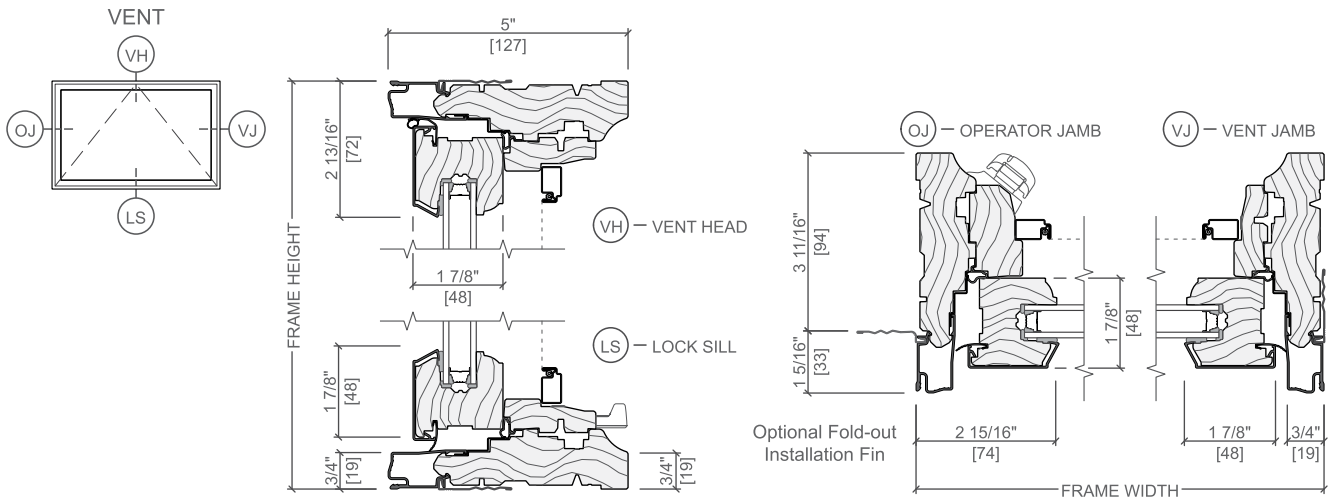
Reserve - Traditional Awning Window Features



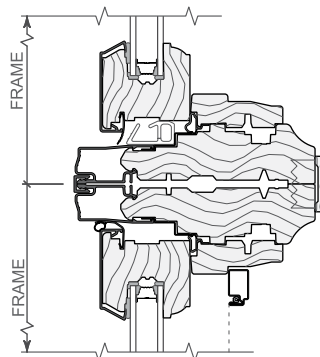


Pella® Reserve™ Traditional Awning Window

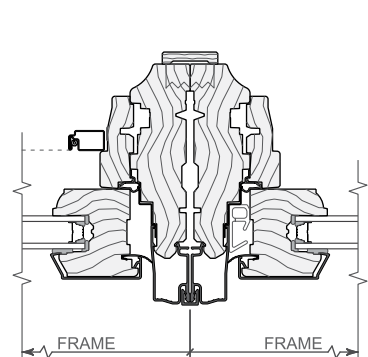
Unit Sections - Aluminum-Clad Exterior, Putty Exterior Profile



VERTICAL JOINING MULLION
VENT / VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

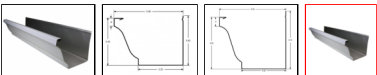
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K Style Aluminum Gutters

Item # WHKGX5XA027 | 5 x .027 K Gutter | White Aluminum



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Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.



K Style Aluminum Gutters

Item # WHKGX5XA027 | 5 x .027 K Gutter | White Aluminum

Select Your Product Options

Size

Color

Gauge

Length

Item # WHKGX5XA027 : 5 x .027 K Gutter : White Aluminum

LIST PRICE:

\$2.55 / FT

Quantity

Add to Cart

[Reset Product Options](#)

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Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.

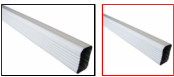
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Aluminum Rectangular Downspouts

Item # WHDSX23A019 | 2x3 Downspout | White
Aluminum



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with [Quick Shop >](#)

Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.



Aluminum Rectangular Downspouts
Item # WHDSX23A019 | 2x3 Downspout | White Aluminum

Select Your Product Options

Size

2 x 3

Color

Gauge

.019

Item # WHDSX23A019 : 2x3 Downspout : White Aluminum

LIST PRICE:
\$17.80 / 10FT

Quantity

Add to Cart

[Reset Product Options](#)

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Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.

Description



STOCK MOULDINGS



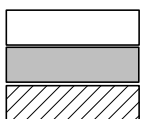
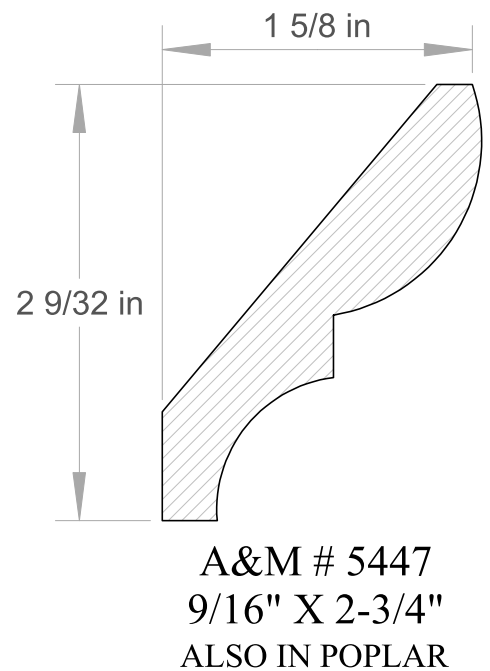
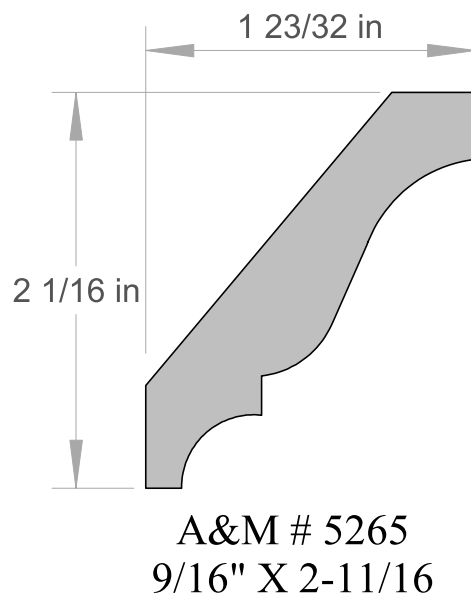
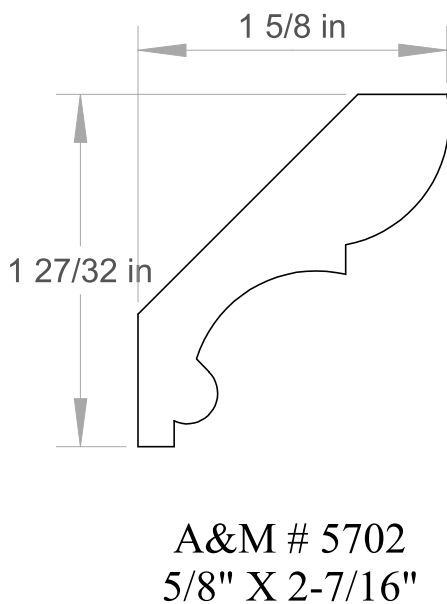
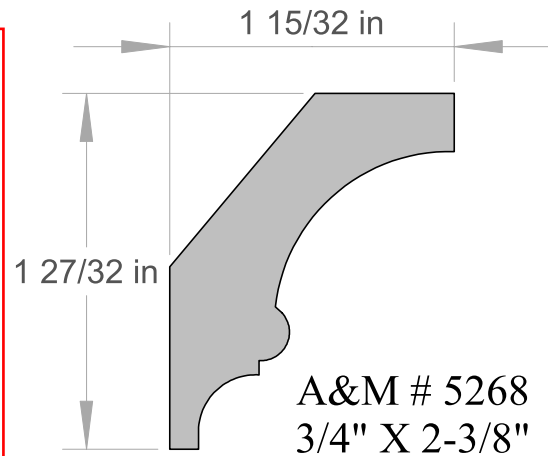
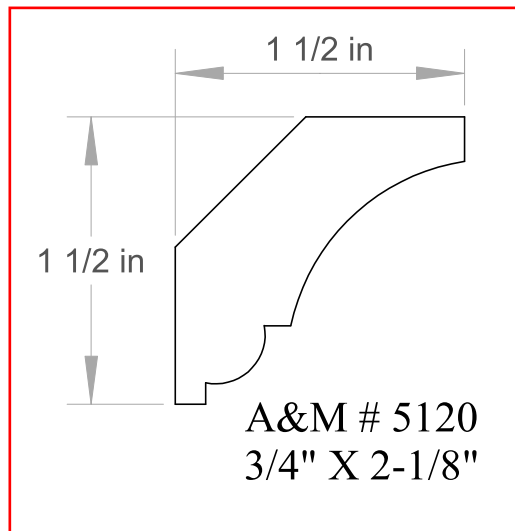
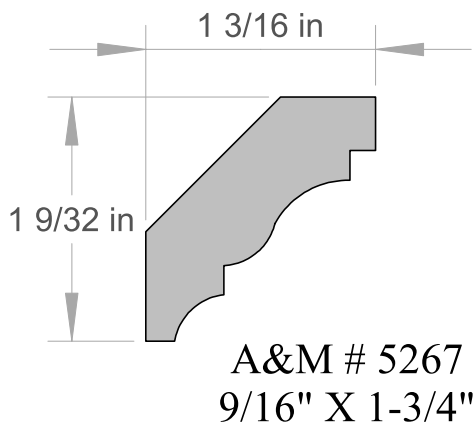
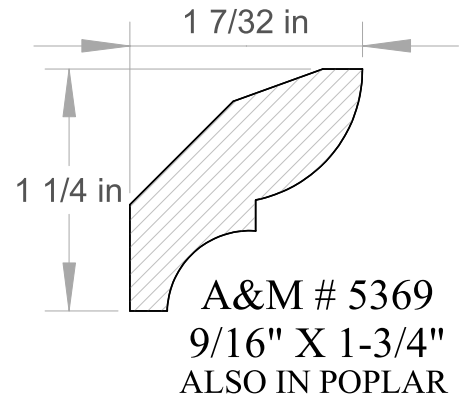
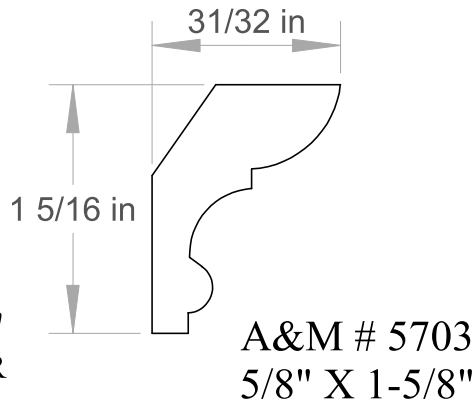
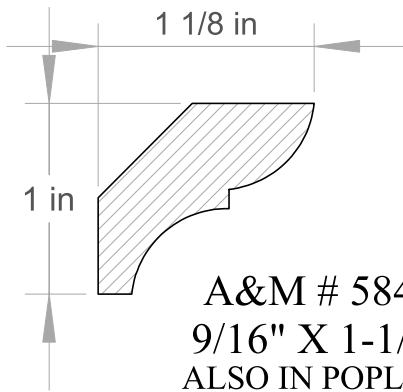
"Where the details matter."

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FX: (617) 876-8928

HOURS OF OPERATION
MONDAY-THURSDAY/ 7:00-4:00
FRIDAY/ 7:00-3:30
SATURDAY/ 8:00-1:00

WWW.ANDERSONMCQUAID.COM
sales@andersonmcquaid.com

Anderson & McQuaid Co, Inc.

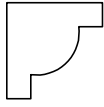


All unshaded profiles available in poplar.

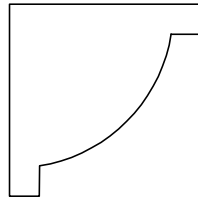
All shaded profiles available in poplar, cherry, maple, sapele and red oak.

All hatched profiles available in sapele.

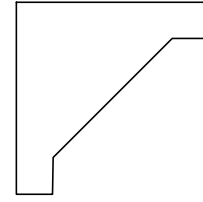
Anderson & McQuaid Co, Inc.



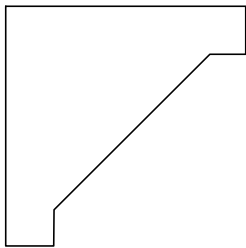
A&M # 19076
1/2" X 1/2"



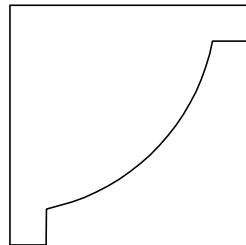
A&M # 19075
1" X 1"



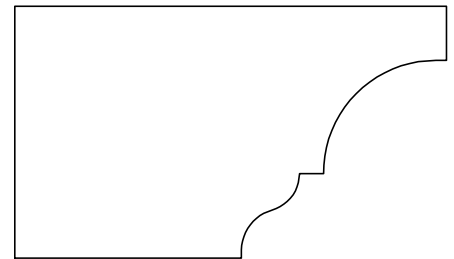
A&M # 5939
1" X 1"



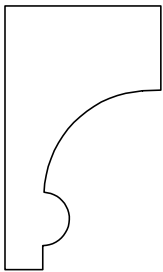
A&M # 5940
1-1/4" X 1-1/4"



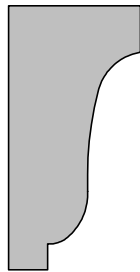
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1-1/4" X 1-1/4"



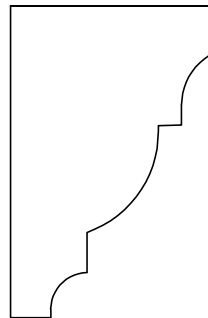
A&M # 19144
1-5/16" X 2-1/4"



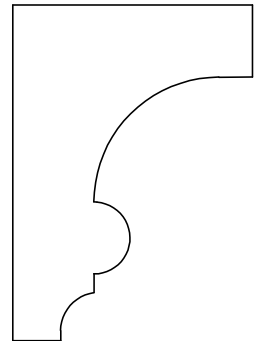
A&M # 1951
13/16" X 1-3/8"



A&M # 1997
11/16" X 1-3/8"



A&M # 19071
1-1/16" X 1-5/8"



A&M # 19755
1-1/4 x 1-3/4"



All unshaded profiles available in poplar.

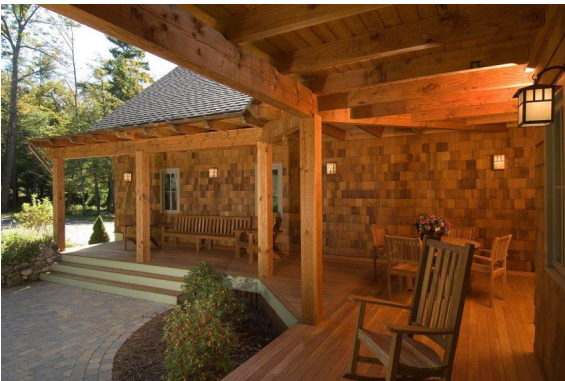
All shaded profiles available in poplar, cherry, maple, sapele and red oak.

All hatched profiles available in sapele.

888-499-5519 hwhg@comcast.net



Arts & Crafts Outdoor Wall Lighting: ACW 321



The covered porch of this rustic post & beam lake front home on New Hampshire's Lake Winnepesaukee features several Hammerworks Craftsman Style lighting fixtures. Design by Home Comfort of Center Harbor, NH.

ACW321	Small ACW322
Height 13"	Height 10"
Width 9"	Width 7"
Depth 9"	Depth 7 1/2 "
Antique Copper – \$399.00	Antique Copper – \$369.00
Antique Brass – \$409.00	Antique Brass – \$379.00
Verde – \$419.00	Verde – \$389.00

[View All Arts & Crafts lighting](#) | [Lighting Options](#)

Description

Reviews (0)

Description

Arts & Crafts Outdoor Wall Lighting

First & foremost, [Hammerworks Arts & Crafts Outdoor Wall Lighting](#) enhances many architectural designs. This model is essentially the same look as the [Arts & Crafts Style Wall Light ACW 310](#) but without the wall bracket. On the whole, [Arts & Crafts Lighting](#) fixtures blend well with other Craftsman Style Wall Light models. Not to mention, model ACW 321 is also available in a smaller size. Therefore, if there isn't space for the wall bracket, it offers the perfect solution. No matter what, the same exceptional quality you have come to expect in our [Colonial Post Lanterns](#) is evident. Most importantly, when you choose Hammerworks, you are buying from a trusted name for handcrafted reproduction light fixtures.

Generally speaking, you can customize any Craftsman Style light by choosing the metal finish and glass color. For example, consider the distinct look of Arts & Crafts Lantern ACW 316. While shown here with clear seedy glass, the verdigris finish is especially appealing when paired with white opalescent glass. Take a look at Copper Hanging Light ACH 333 to see an example! Similarly, another unique color combination features an antique copper finish with a combination of white & dark amber glass. Of course, these are just a few examples. Let your imagination take over to create a look that is right for you.

Interior Light Fixtures



With the exception of the post-mounted, everything else in the Arts & Crafts Collection is suitable as Interior Light Fixtures. In a word, consider a Craftsman Style Brass Hanging Lantern or Ceiling Light in any space requiring overhead lighting. By the same token, Craftsman Copper wall lights are a unique option to flank a powder room mirror. Furthermore, with its' solid copper construction, Arts & Crafts Verdigris Wall Sconce ACS 301 is suitable for a covered screen porch. For more ideas, take a moment to browse our collection!



Ready to purchase Arts & Crafts Outdoor Wall Lighting? Simply contact us by phone or email for assistance.


RAILING:


MATCH EXISTING RAILING: NEWEL CAP, NEWEL POST, HANDRAIL,
BALUSTERS, AND BOTTOM RAIL






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Internet # 202522827 Model # 207871 Store SKU # 207871

3-1/2 in. x 1-9/16 in. Fir Handrail

★★★★★ (3)  Questions & Answers (1)





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Feedback

\$2⁹⁸ /linear feet

Waltham Store

 **401 in stock** Aisle 25, Bay 009

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Internet # 202923628 Model # 1x4x12 Store SKU # 500586 Store SO SKU # 500586

1 in. x 4 in. x 12 ft. Select Tight Knot S1S2E Kiln-Dried Cedar Board


★★★★★ (79)  Questions & Answers (14)






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**\$15⁶⁴** /piece
Buy 20 or more **\$14.08** /piece

Waltham Store

 **78 in stock** Aisle 24, Bay 024

Nominal Width (in) * Length (ft): **4 in. X 12 ft.**

4 in. X 12 ft.





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4x4 Cedar post




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Internet # 206936121 Model # 245918

Outdoor Essentials
4 in. x 4 in. x 6 ft. Western Red Cedar Fence Post (2-Pack)

★★★★★ (34)  Questions & Answers (8)





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\$61⁵³ /package

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BAYS RESIDENCE

480 PLEASANT STREET
BELMONT, MASSACHUSETTS

OCTOBER 27, 2023

HDC APPLICATION SET

LIST OF DRAWINGS

- AO.1 COVER SHEET
- D1.1 BASEMENT DEMOLITION PLAN
D1.2 FIRST FLOOR DEMOLITION PLAN
D1.3 SECOND FLOOR DEMOLITION PLAN
- D2.1 DEMOLITION NORTHWEST (FRONT) ELEVATION AND SOUTHWEST (SIDE) ELEVATION
D2.2 DEMOLITION SOUTHEAST (REAR) ELEVATION
- A1.1 BASEMENT FLOOR PLAN AND GENERAL NOTES
A1.2 FIRST FLOOR PLAN, DOOR SCHEDULES, AND DOOR DETAILS
A1.3 SECOND FLOOR / ROOF PLAN
- A2.1 NORTHWEST (FRONT) ELEVATION AND SOUTHWEST (SIDE) ELEVATION
A2.2 SOUTHEAST (REAR) ELEVATION AND DETAILS
A2.3 WINDOW SCHEDULE AND WINDOW DETAILS
- A3.1 CROSS SECTION A-A & SECTION DETAILS

OWNERS:

JONATHAN AND KARLA BAYS
480 PLEASANT STREET
BELMONT, MA 02478

ARCHITECTS:

BECHTEL FRANK ERICKSON
ARCHITECTS, INC.
1723 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
(781) 862-3313

CONTACT: ADINA FULLER
LAUREN MITCHELL

BAYS RESIDENCE
480 PLEASANT STREET, BELMONT MA

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10/27/23 | HDC APPLICATION

ISSUANCES

DRAWING TITLE
COVER SHEET AND
LIST OF DRAWINGS

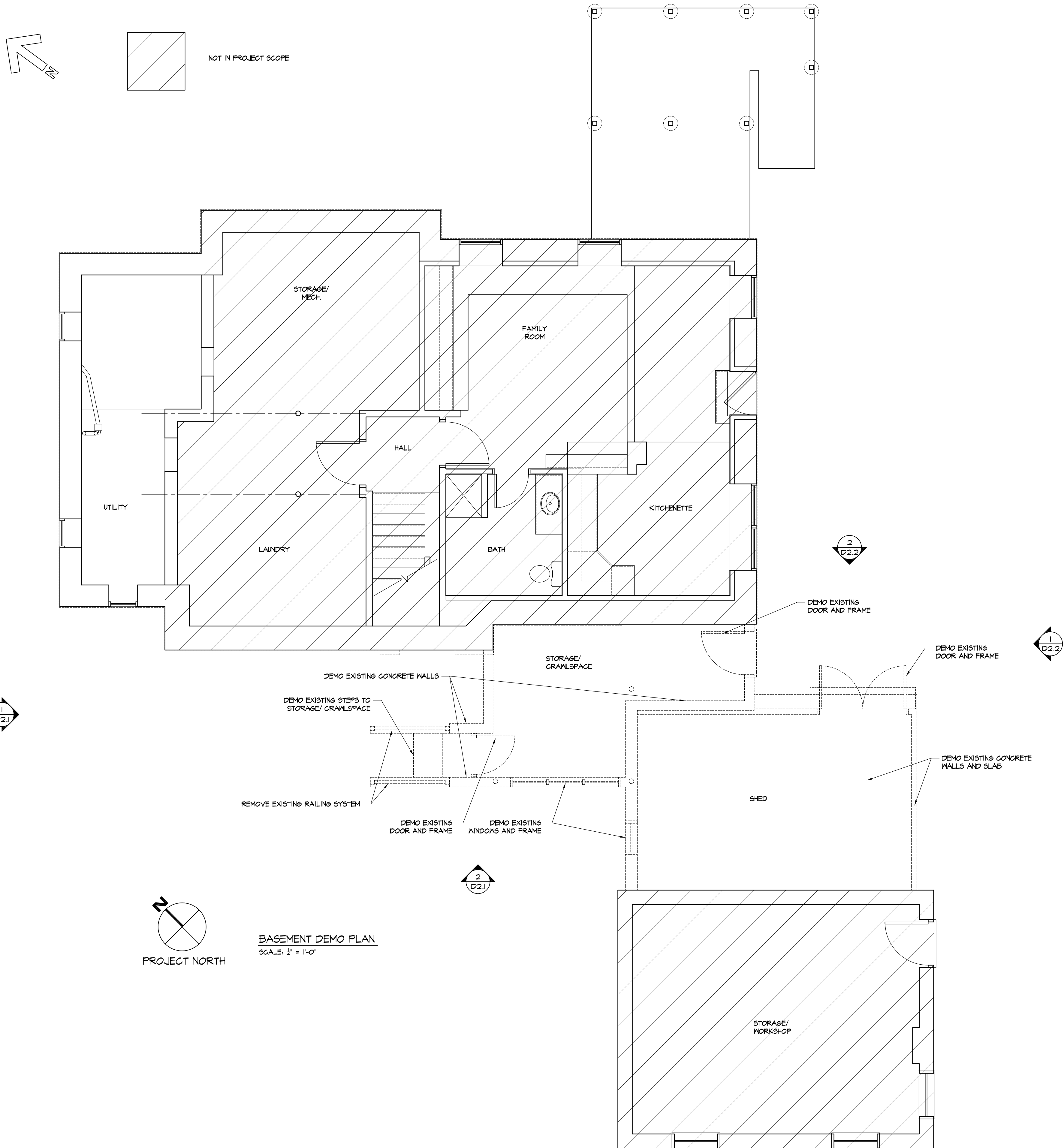
DATE 27 OCTOBER 2023

SCALE NO SCALE

BFE PROJ No. 2308.00

A0.1

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480 PLEASANT STREET
ADDITIONS AND ALTERATIONS

BELMONT, MA

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10/27/23 HDC APPLICATION

ISSUANCES

DRAWING TITLE

BASEMENT
DEMOLITION PLAN

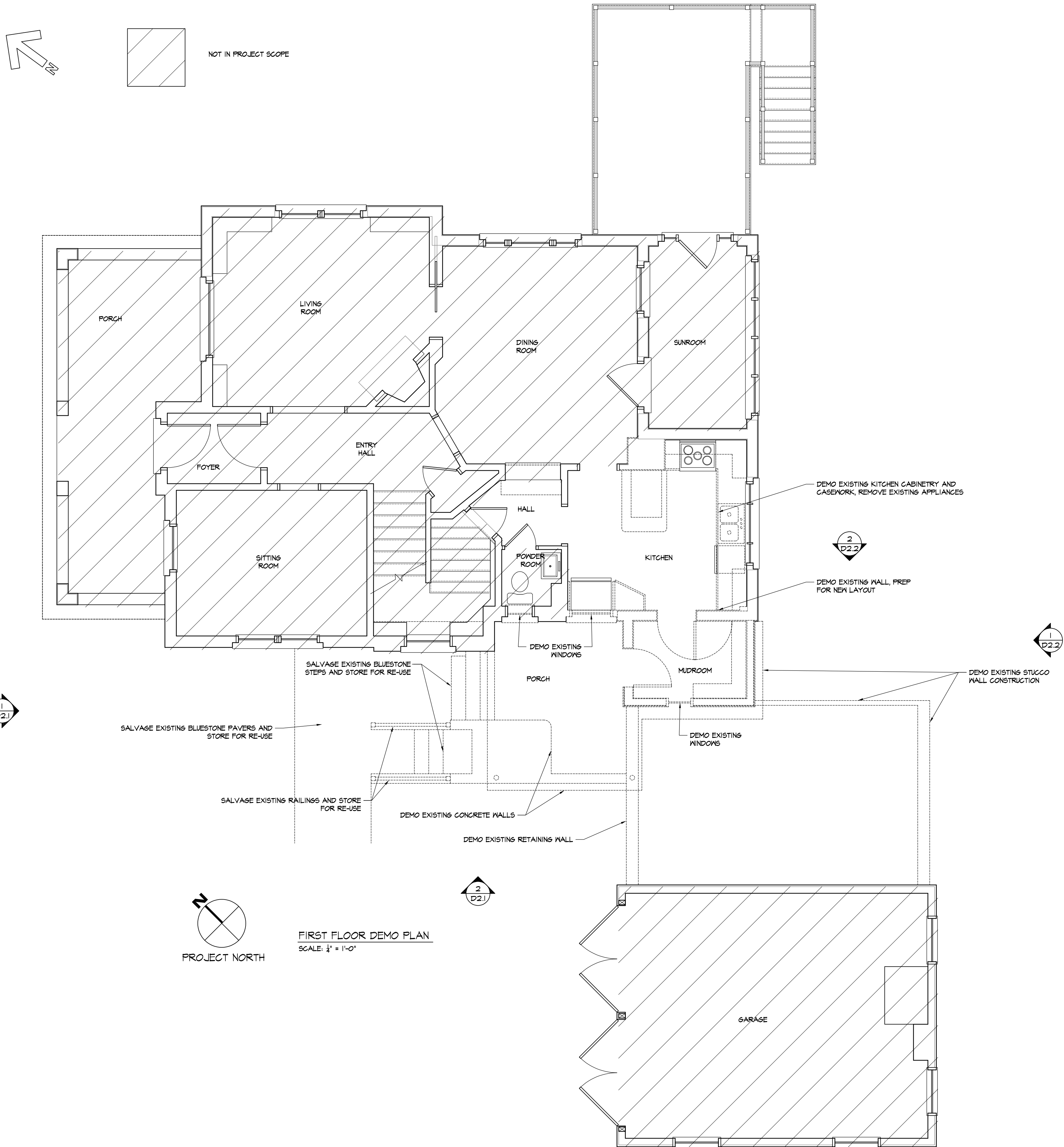
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SCALE $1/8"=1'-0"$

BFE PROJ No. 2308.00

D1.1

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480 PLEASANT STREET
ADDITIONS AND ALTERATIONS
BELMONT, MA

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10/27/23 HDC APPLICATION

ISSUANCES

DRAWING TITLE
FIRST FLOOR
DEMOLITION PLAN

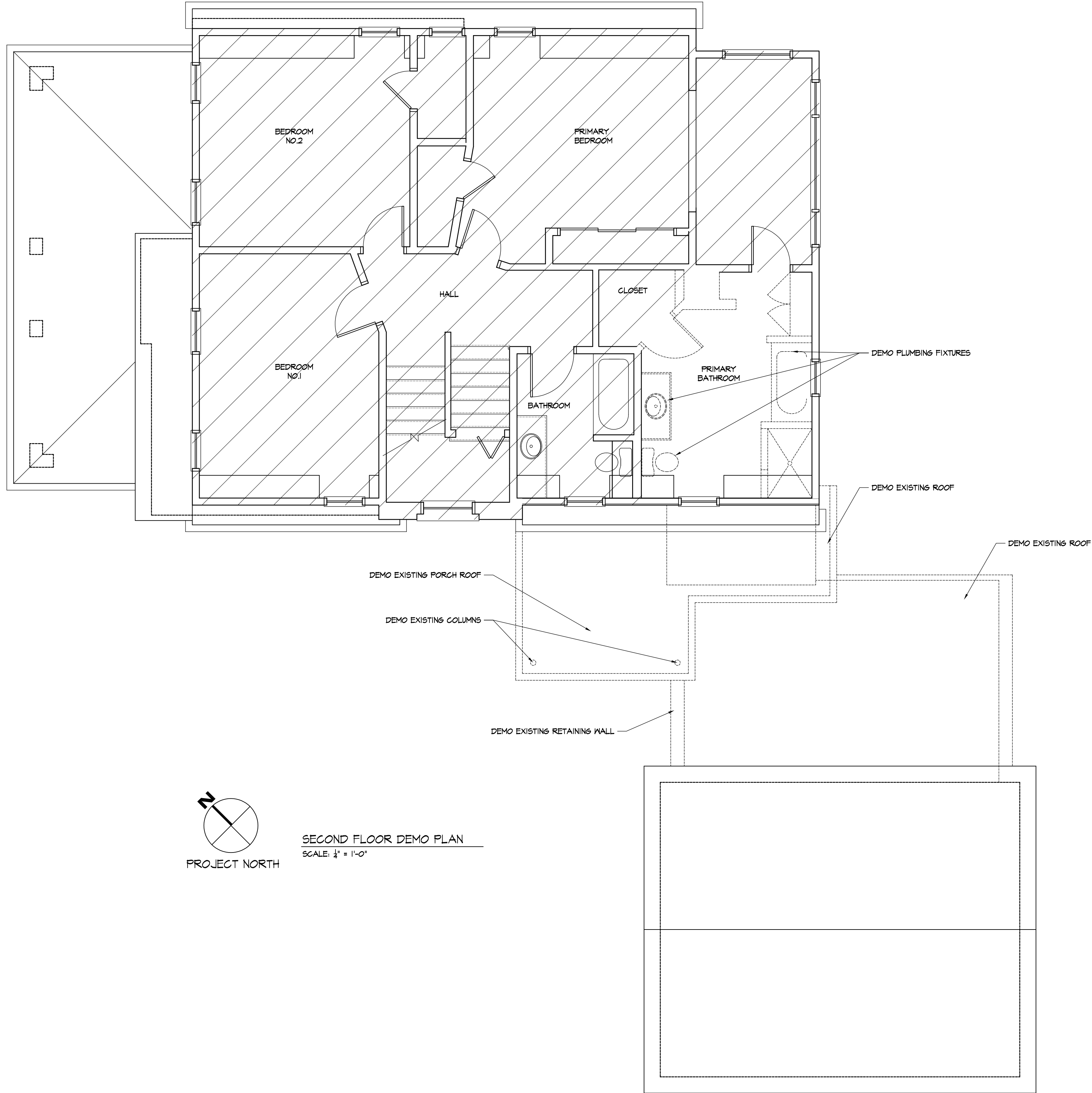
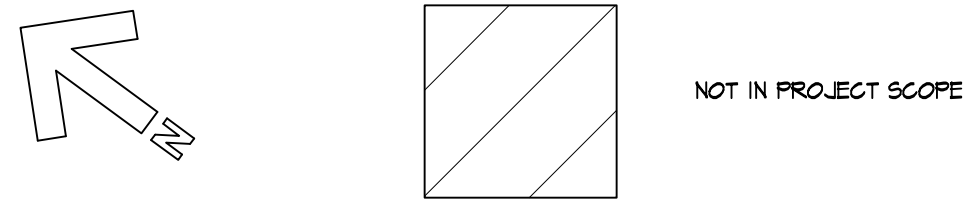
DATE 27 OCTOBER 2023

SCALE 1/8"=1'-0"

BFE PROJ No. 2308.00

D1.2

6:\projects\2308.00 Bay Residence - 480 Pleasant St, Belmont, MA\2 Design\Working Folder - CAD\Demolition Planning - Oct 27 2023, 4:04 AM



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

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ISSUANCES

DRAWING TITLE
SECOND FLOOR
DEMOLITION PLAN

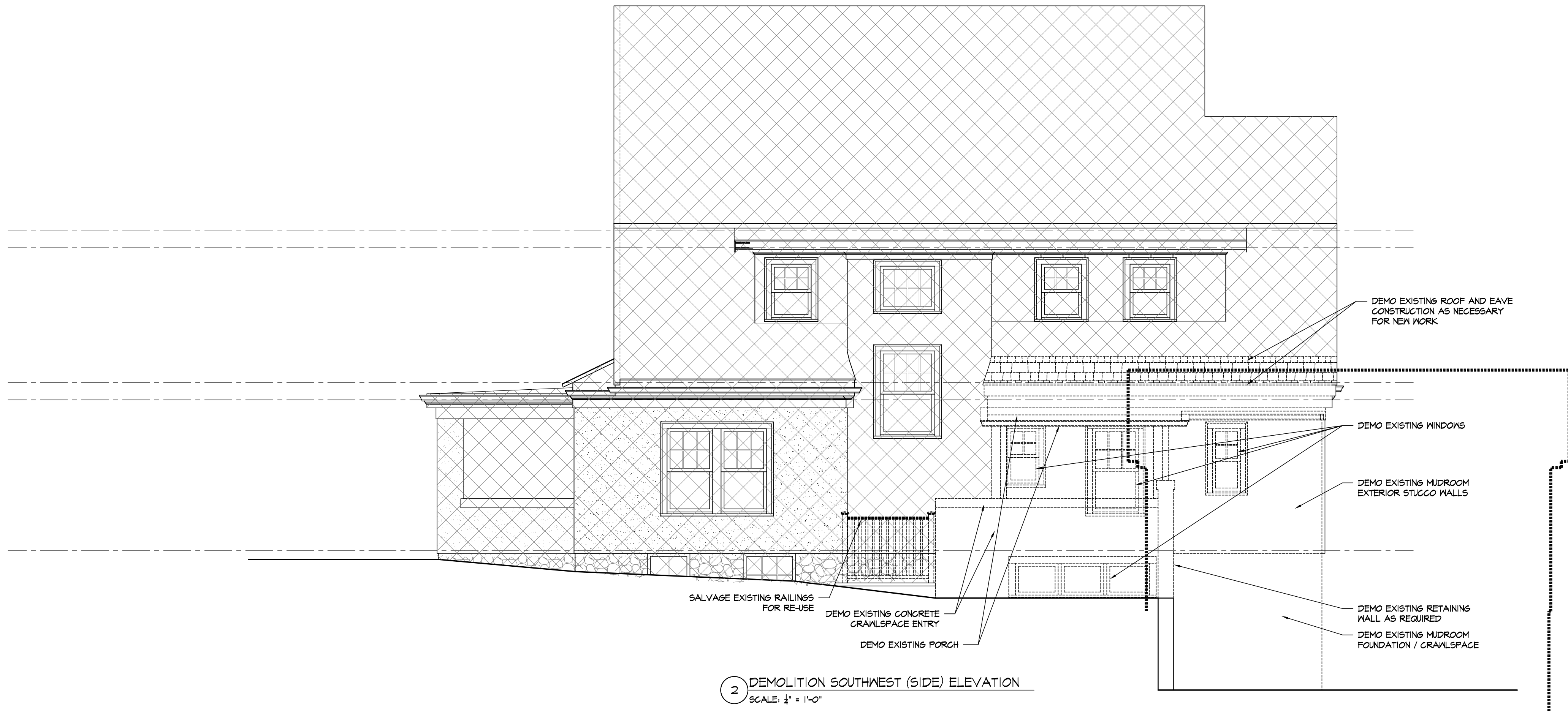
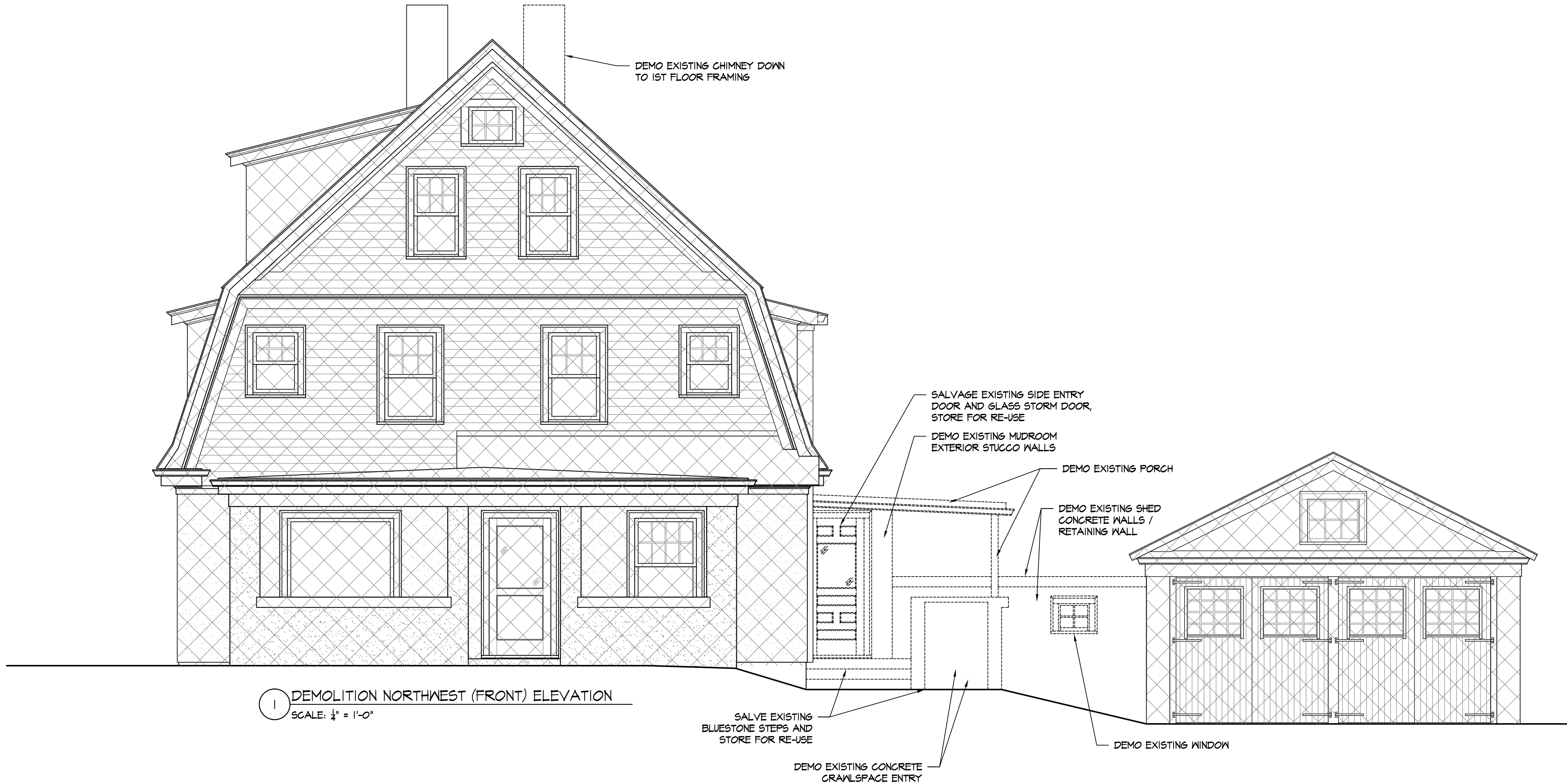
DATE 27 OCTOBER 2023

SCALE 1/8"=1'-0"

BFE PROJ No. 2308.00

D1.3

S:\projects\2308.00 Bay Residence - 480 Pleasant St, Belmont, MA\2 Drawings\Working Folder - CAD\A-2 Elevations.dwg - Oct 27, 2023, 4:05 AM



480 PLEASANT STREET
ADDITIONS AND ALTERATIONS

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ISSUANCES

DRAWING TITLE

DEMOLITION NORTHWEST
(FRONT) ELEVATION
AND SOUTHWEST (SIDE)
ELEVATION

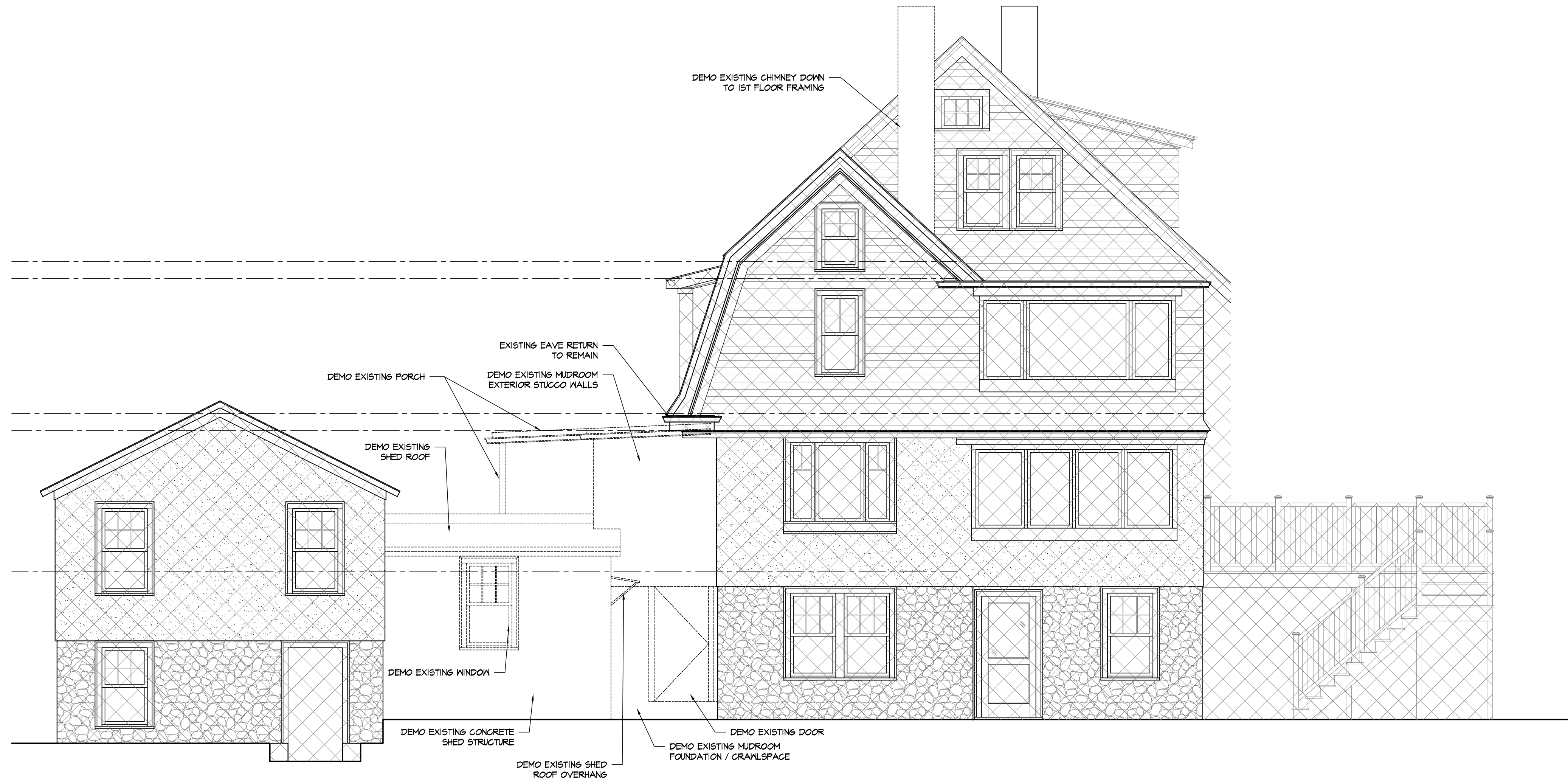
DATE 27 OCTOBER 2023

SCALE $\frac{1}{4}" = 1'-0"$

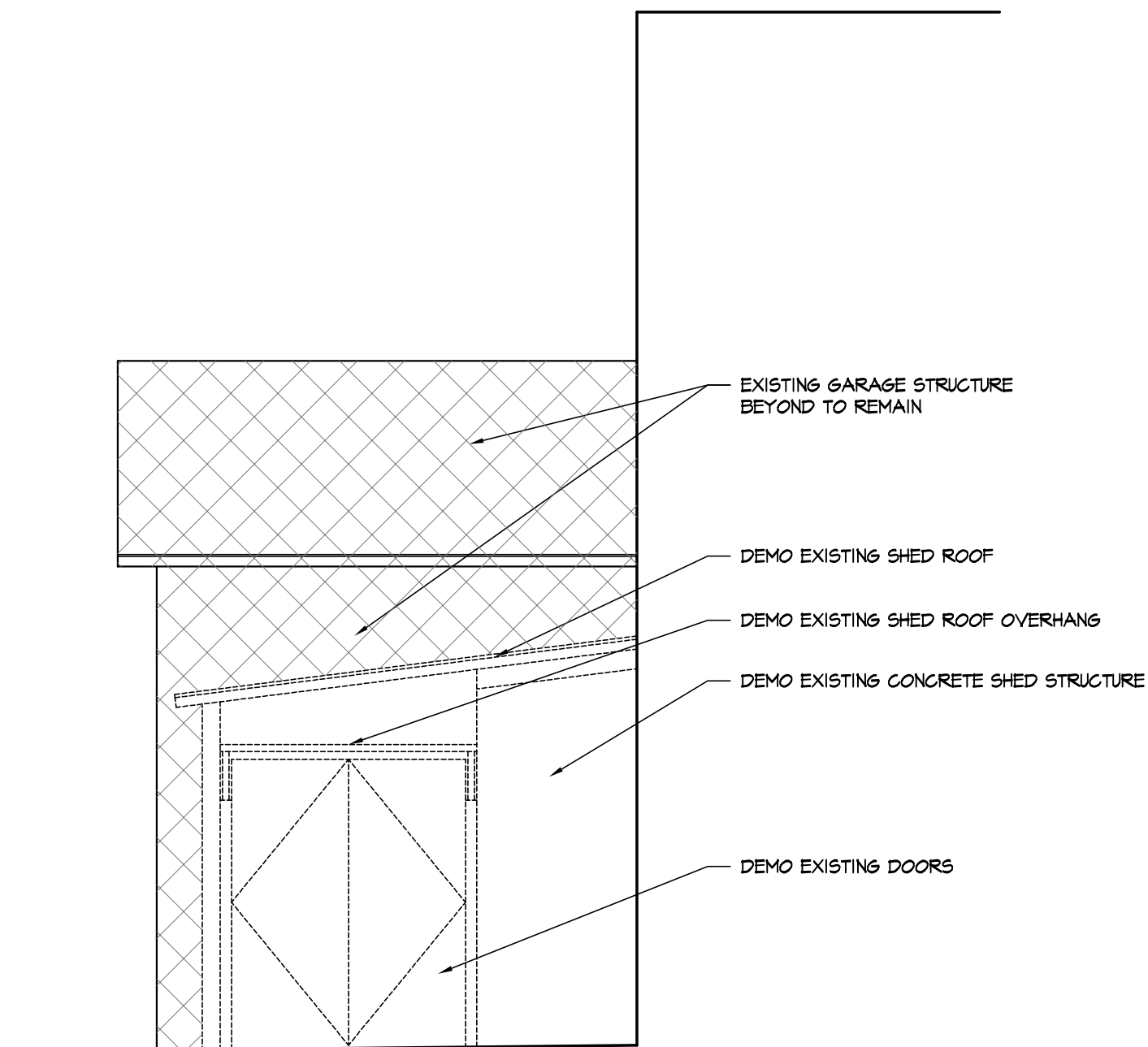
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D2.1

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1 DEMOLITION SOUTHWEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



2 DEMOLITION (REAR SHED) ELEVATION
SCALE: 1/4" = 1'-0"

480 PLEASANT STREET
ADDITIONS AND ALTERATIONS

BELMONT, MA

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10/27/23 HDC APPLICATION

ISSUANCES

DRAWING TITLE
DEMOLITION
SOUTHEAST (REAR)
ELEVATION

DATE 27 OCTOBER 2023

SCALE 1/4"=1'-0"

BFE PROJ No. 2308.00

D2.2

10/27/23	HDC APPLICATION
----------	-----------------

DRAWING TITLE

DATE 27 OCTOBER 2023

SCALE 1/4"=1'-0"

BFE PROJ No. 2308.00

A1.1



NOTE:

- 1) REFER TO DRAWING A1.3 FOR DOOR SCHEDULE.
- 2) REFER TO DRAWING A2.2 FOR WINDOW SCHEDULE
- 3) EXCEPT OTHERWISE NOTED, ALL DIMENSIONS TAKEN FROM FACE OF STUD ON NEW WALLS AND FACE OF FINISH ON EXISTING WALLS.

LEGEND

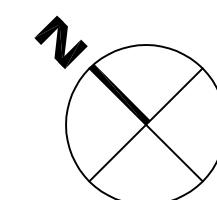
ROOM NAME	REFER TO FINISH SCHEDULE FOR ROOM FINISHES
NUMBER	



INTERIOR ELEVATIONS KEY



REFER TO DOOR SCHEDULE FOR SIZES AND DETAILS



PROJECT NORTH

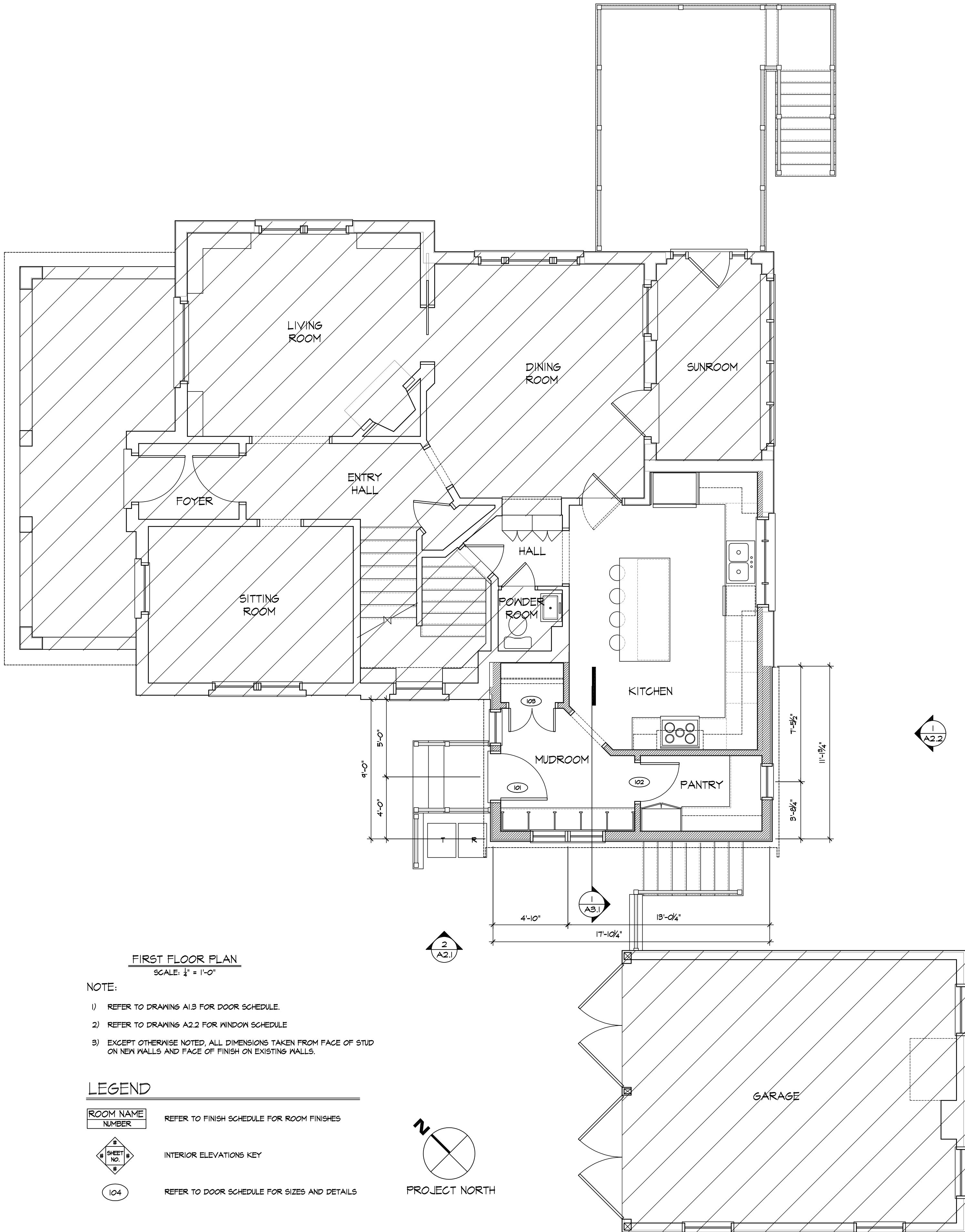
S:\projects\2308-00 Bay Residence - 480 Pleasant St, Belmont, MA\2 Drawings\Working Folder - CAD\A1- Elevations - 01-27-2023, 4:05 AM

DOOR SCHEDULE								
DOOR #	ROOM NAME	DOOR STYLE	DOOR SIZE	NEW OR EXISTING	MANUFACTURER	DOOR MODEL	HARDWR ALLOWANCE	NOTES
B01	YARD STORAGE	EXTERIOR	PAIR 3'-0" X 6'-8"	NEW				
B02	WINE CELLAR	FIVE PANEL	2'-8" X 6'-8"	NEW				
B03	UTILITY	FIVE PANEL	2'-8" X 6'-8"	NEW				
B04	UTILITY	FIVE PANEL	CUSTOM	NEW				
101	MUD ROOM	EXTERIOR	2'-8" X 6'-8"	EXISTING	-	-	-	RE-HANG EXISTING SIDE DOOR IN NEW FRAME, REFINISH DOOR AND PROVIDE NEW HARDWARE.
102	PANTRY	FIVE PANEL	2'-6" X 6'-8"	NEW				
103	MUD ROOM	FIVE PANEL	PAIR 1'-6" X 6'-8"	NEW				

DOOR GENERAL NOTES

- DOOR QUANTITY PROVIDED FOR BENEFIT OF OWNER, SUB-CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO PLACING ORDER.
- REFER TO FLOOR PLANS FOR ALL DOOR SWINGS.
- VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER.

- ALL EXTERIOR DOORS ARE TO RECEIVE WEATHER STRIPPING.
- ALL GLASS TO BE TEMPERED.
- PROVIDE K.D. UNIVERSAL - POCKET DOOR FRAME - 2000 SERIES (HEAVY DUTY) AT ALL POCKET DOOR LOCATIONS.
- ALL EXTERIOR DOORS AND INTERIOR DOORS OPENING TO UNCONDITIONED SPACES (NOTED ABOVE) TO BE WEATHERSTRIPPED WITH BOTTOM SWEEP.



480 PLEASANT STREET
ADDITIONS AND ALTERATIONS

BELMONT, MA

BECHTEL FRANK ERICKSON
ARCHITECTS, INC.
1129 MASSACHUSETTS AVE
LEXINGTON, MA 02420
(781) 662-3313
www.bfearc.com

10/21/23 HDC APPLICATION

ISSUANCES

DRAWING TITLE

FIRST FLOOR
PLAN, DOOR
SCHEDULES, AND
DOOR DETAILS

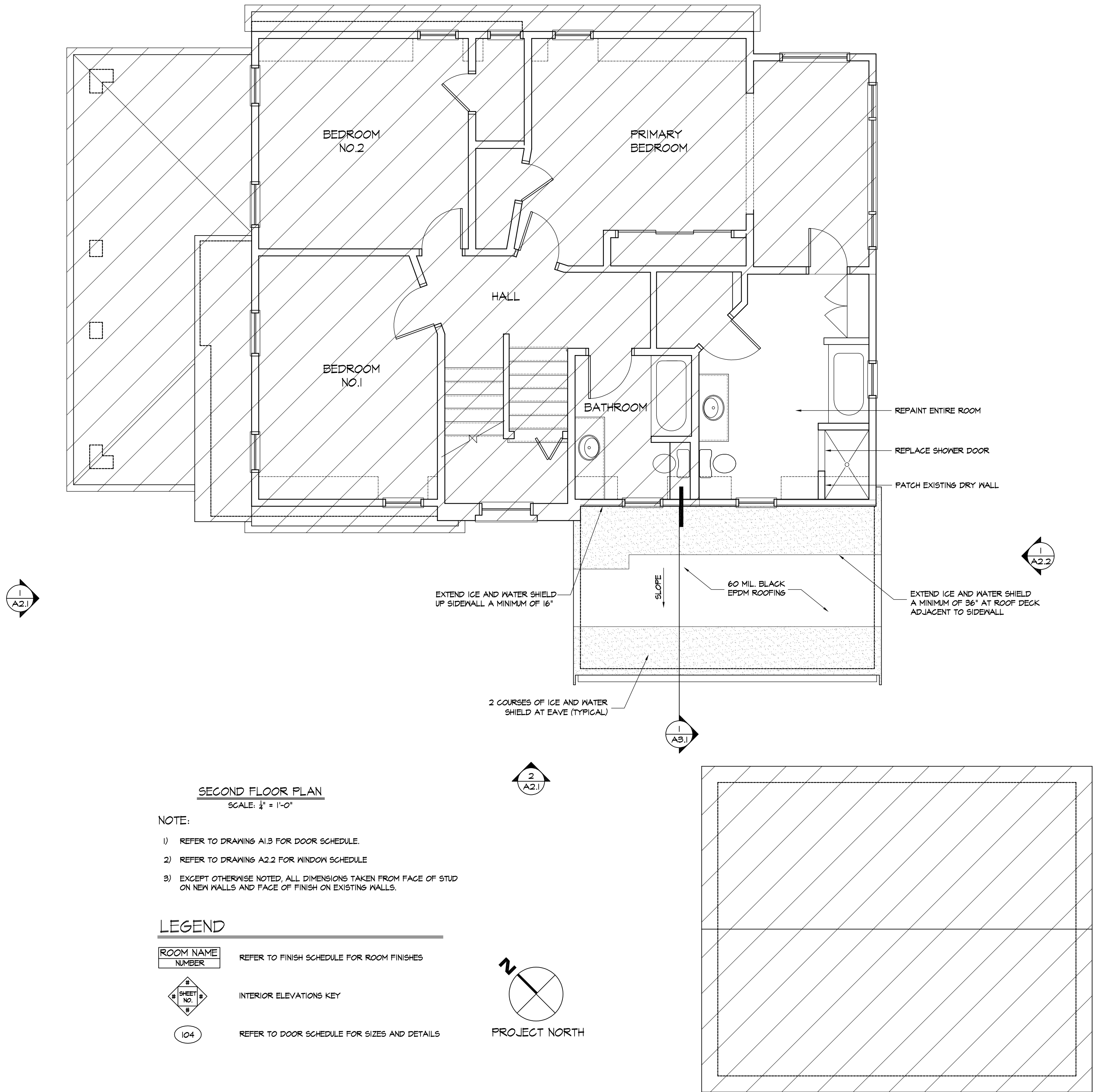
DATE 27 OCTOBER 2023

SCALE 1/4"=1'-0"

BFE PROJ No. 2308.00

A1.2

s:\projects\2020-00 Bay Residence - 480 Pleasant St, Belmont, MA\2) Design\Working Folder - CAD\A1- Finishes - 01-21-2023 4:05 AM



480 PLEASANT STREET
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ISSUANCES

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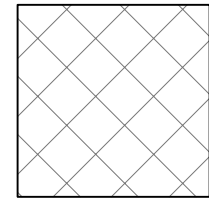
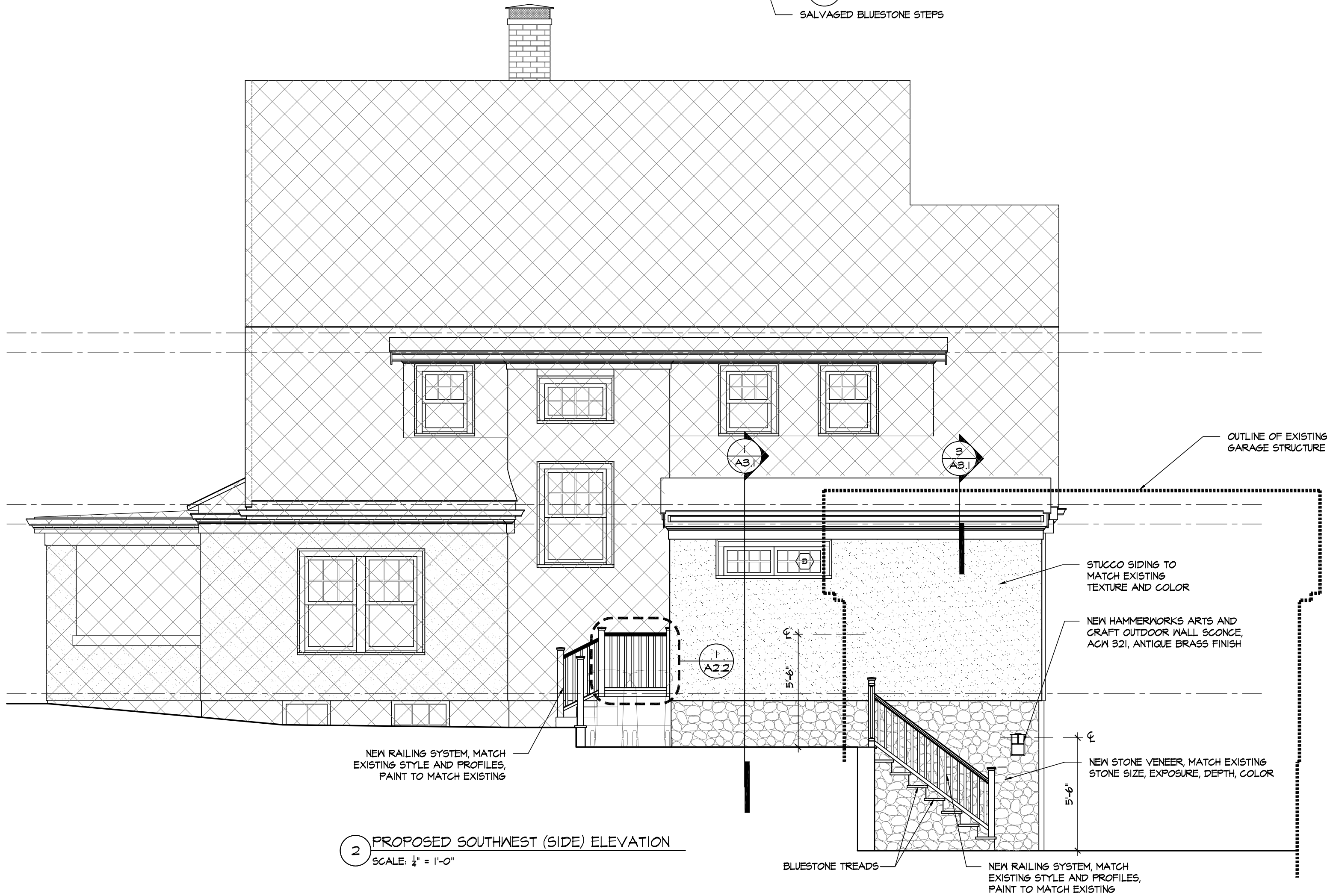
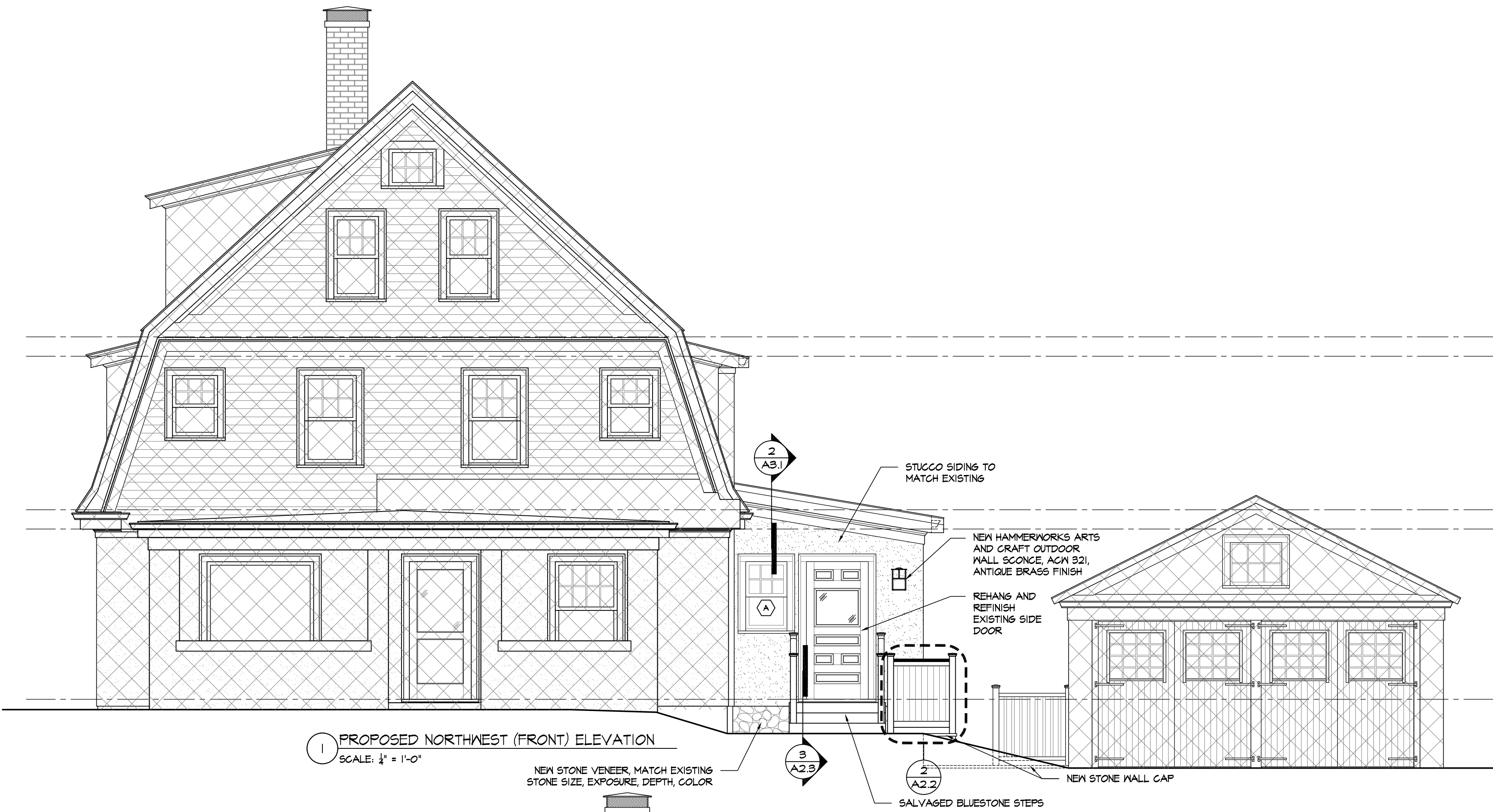
SECOND FLOOR /
ROOF PLAN

DATE 21 OCTOBER 2023

SCALE 1/4"=1'-0"

BFE PROJ No. 2308.00

A1.3



NOT IN PROJECT SCOPE

480 PLEASANT STREET
ADDITIONS AND ALTERATIONS

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10/27/23 HDC APPLICATION

ISSUANCES

DRAWING TITLE

NORTHWEST (FRONT)
ELEVATION AND
SOUTHWEST (SIDE)
ELEVATION

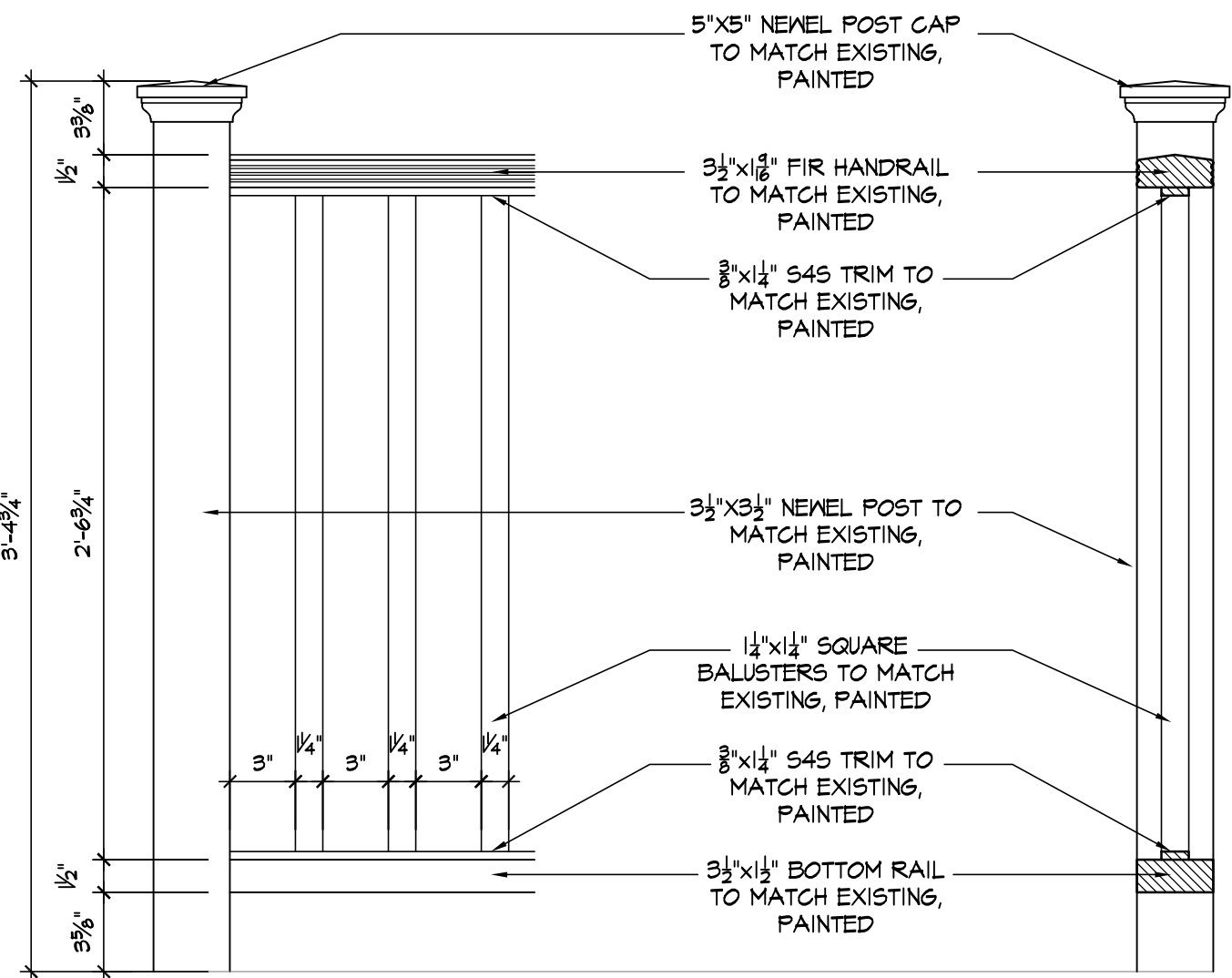
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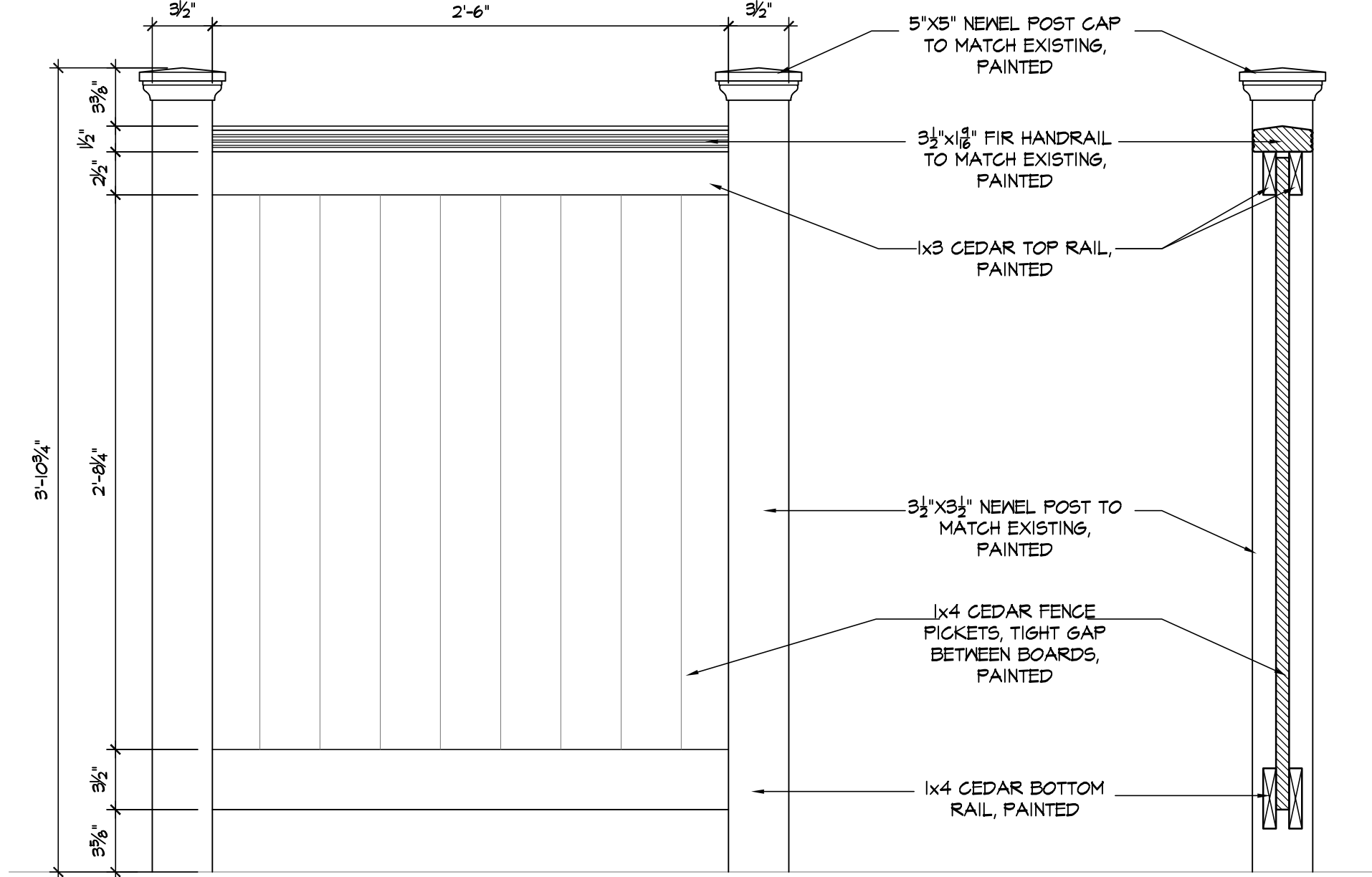
BFE PROJ No. 2308.00

A2.1

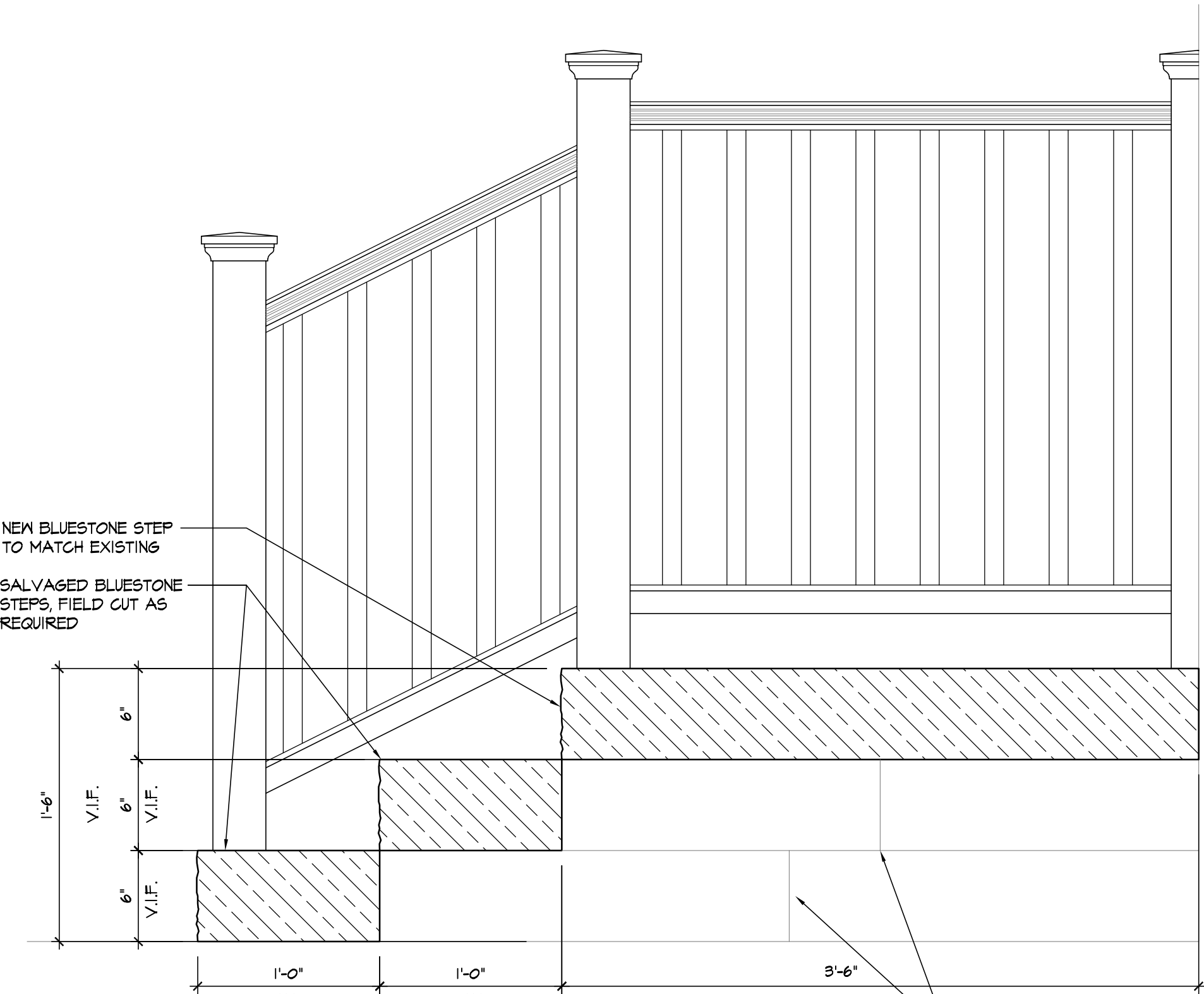
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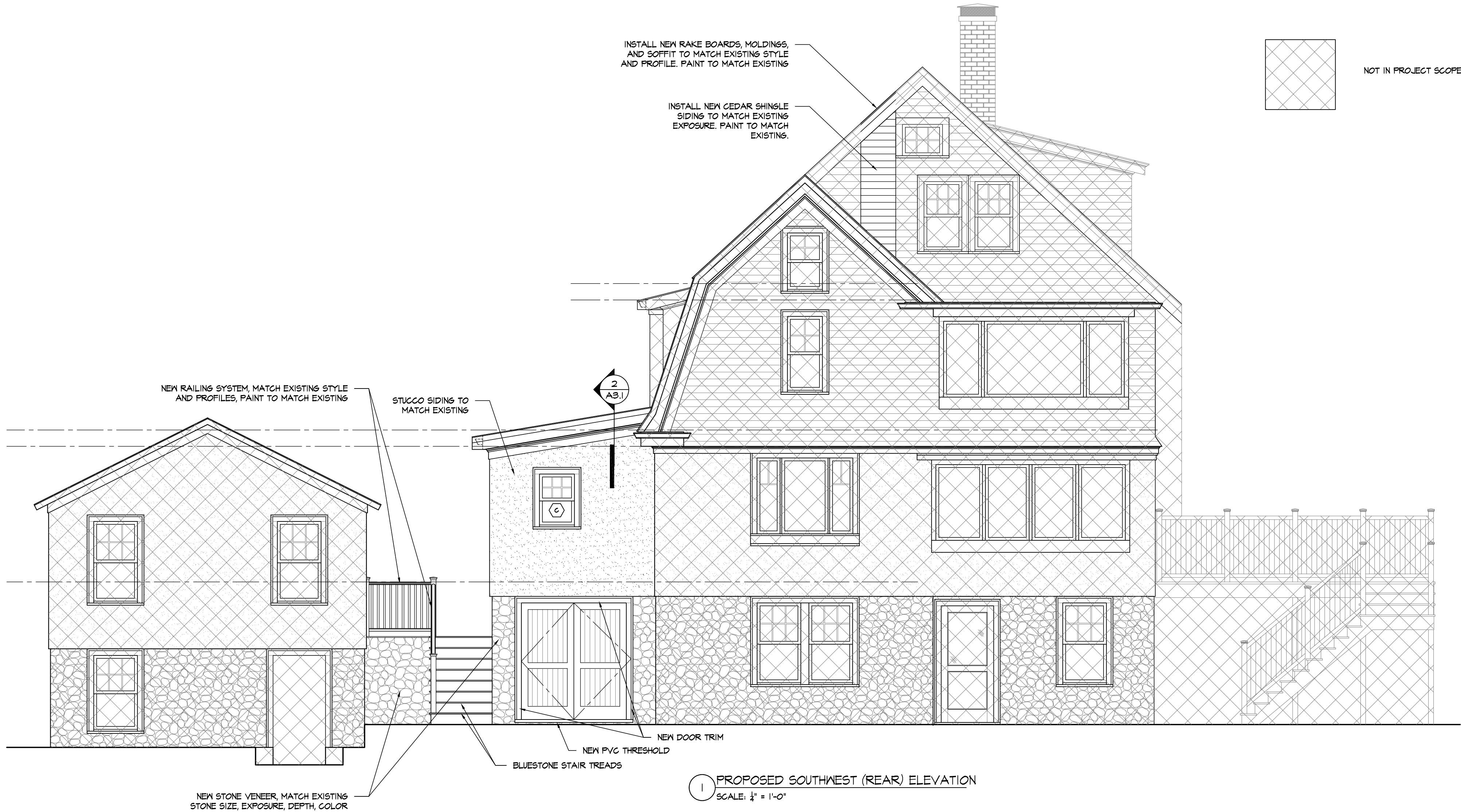
1 RAILING DETAILS
SCALE: 1 1/4" = 1'-0"



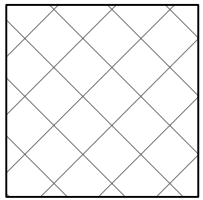
2 PRIVACY FENCE DETAILS
SCALE: 1 1/4" = 1'-0"



3 STONE STEP DETAILS
SCALE: 1 1/4" = 1'-0"



1 PROPOSED SOUTHWEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



NOT IN PROJECT SCOPE

480 PLEASANT STREET

ADDITIONS AND ALTERATIONS

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10/27/23 HDC APPLICATION

ISSUANCES

DRAWING TITLE

SOUTHWEST (REAR)
ELEVATION, WINDOW
SCHEDULE, AND
DETAILS

DATE 27 OCTOBER 2023

SCALE AS NOTED

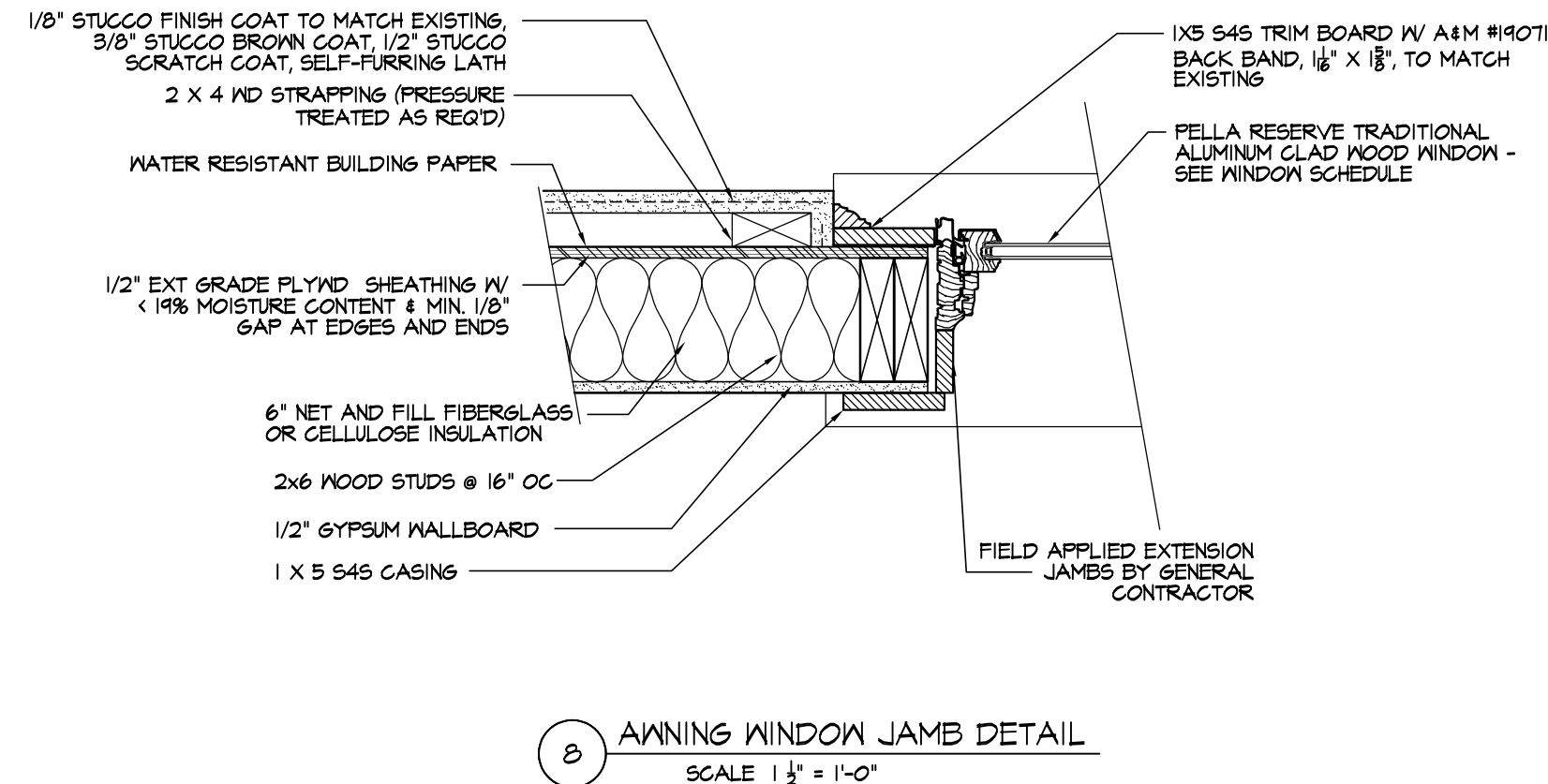
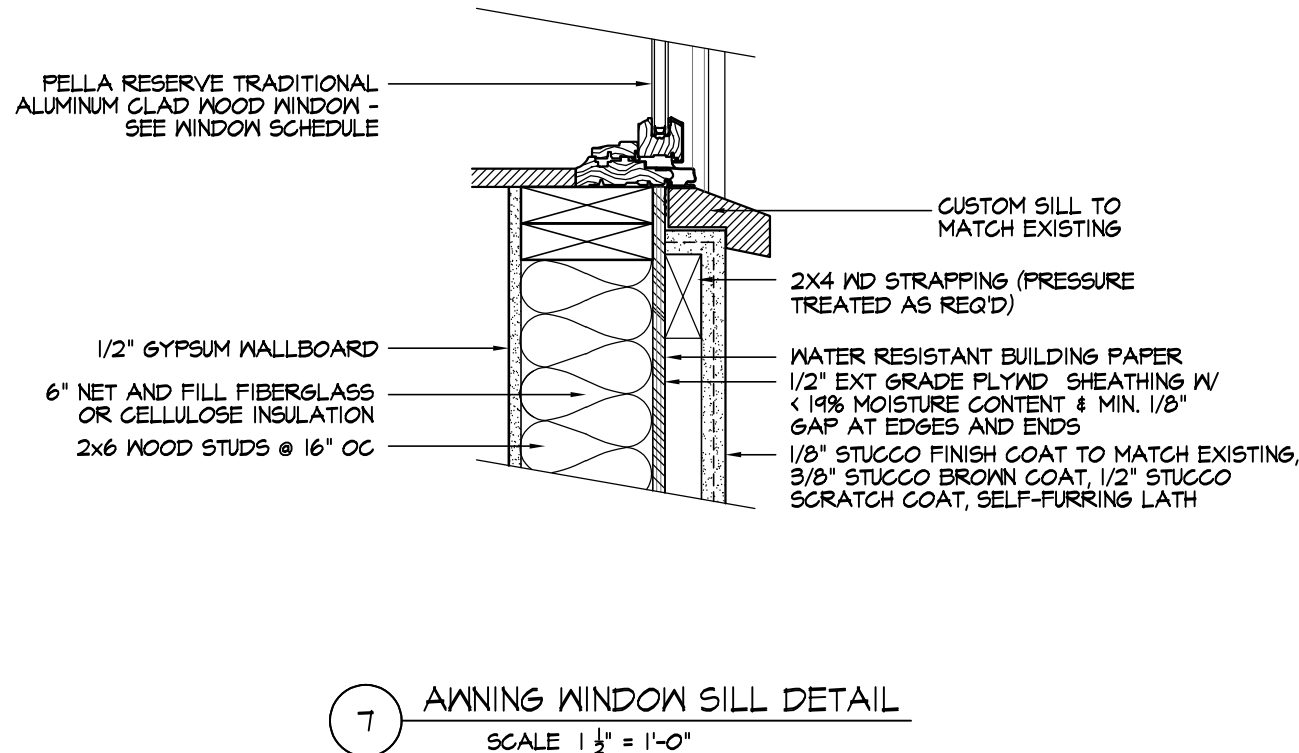
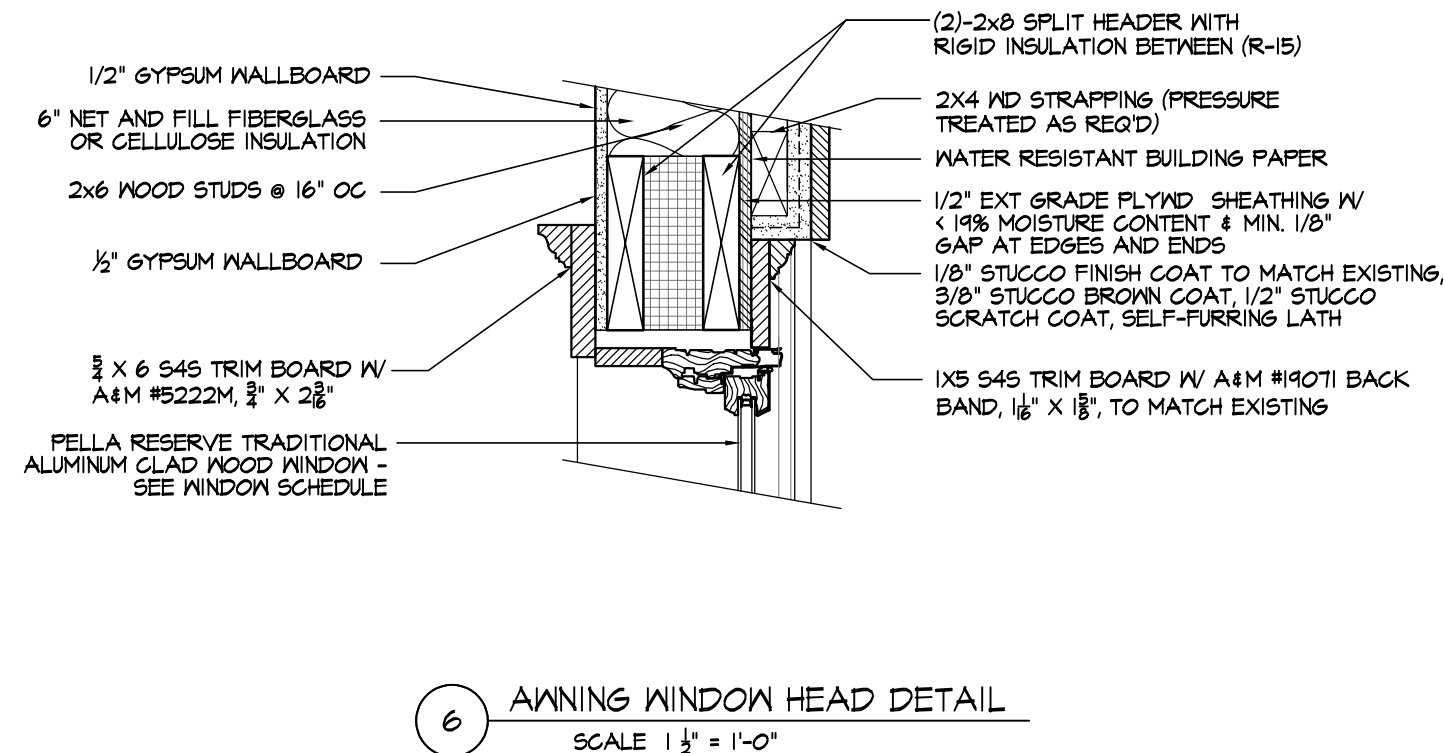
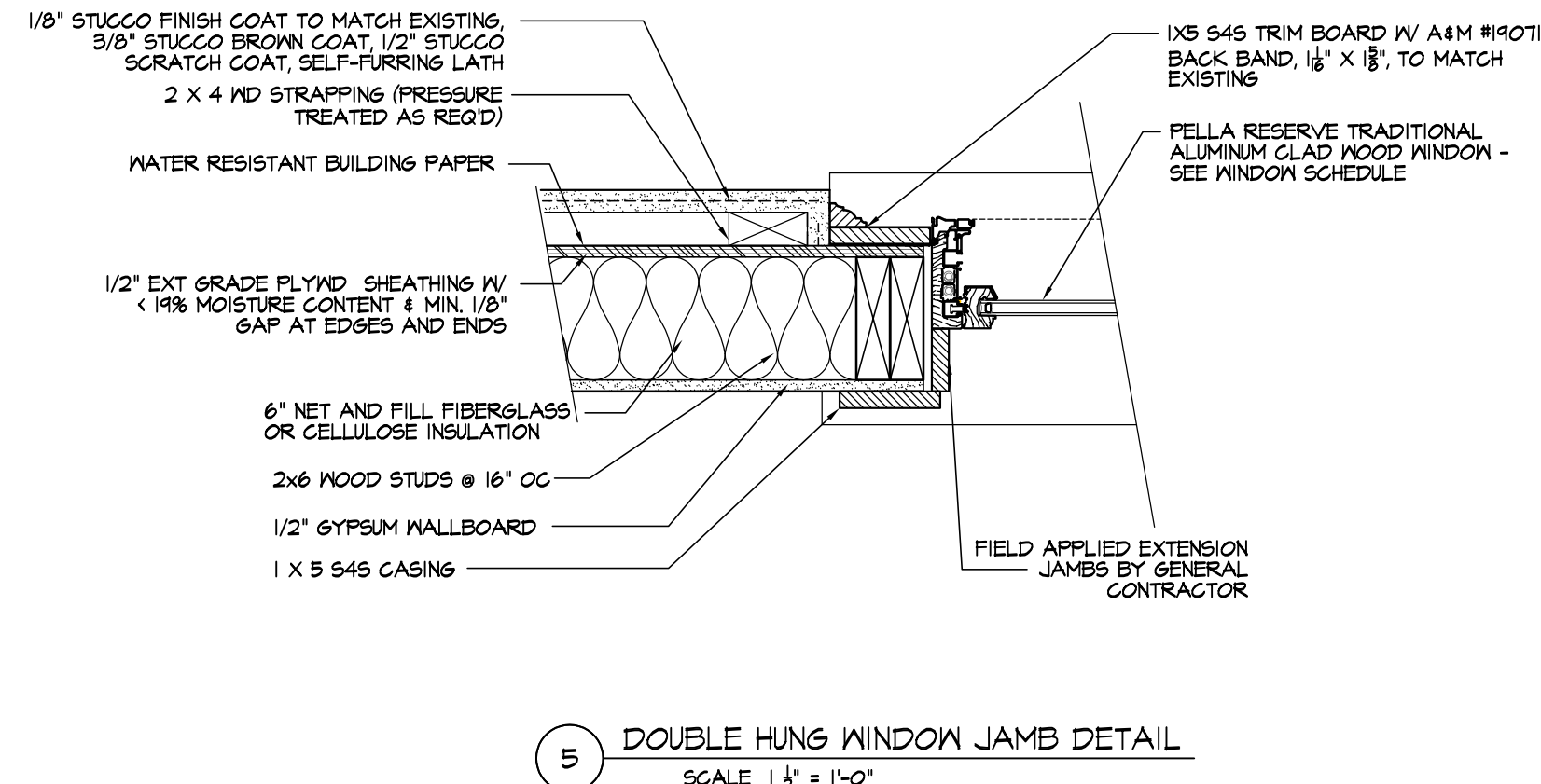
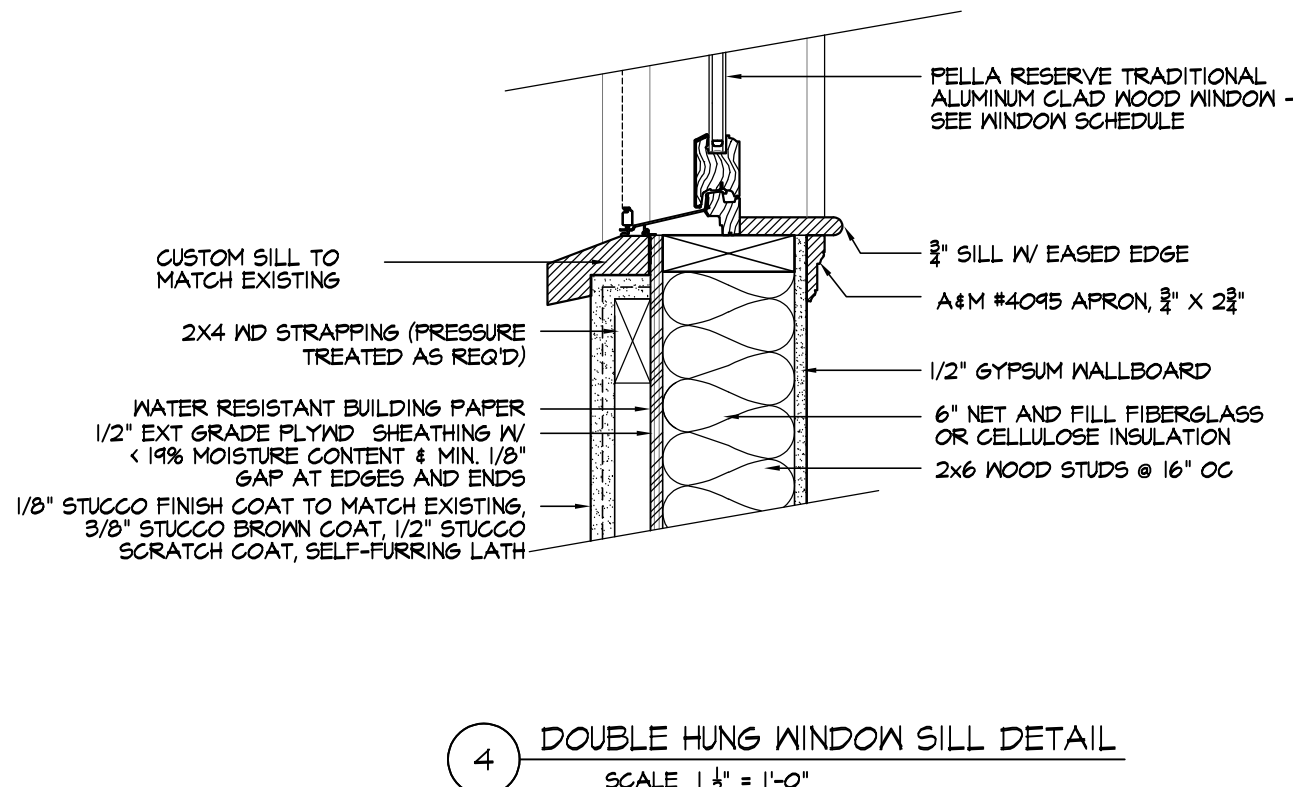
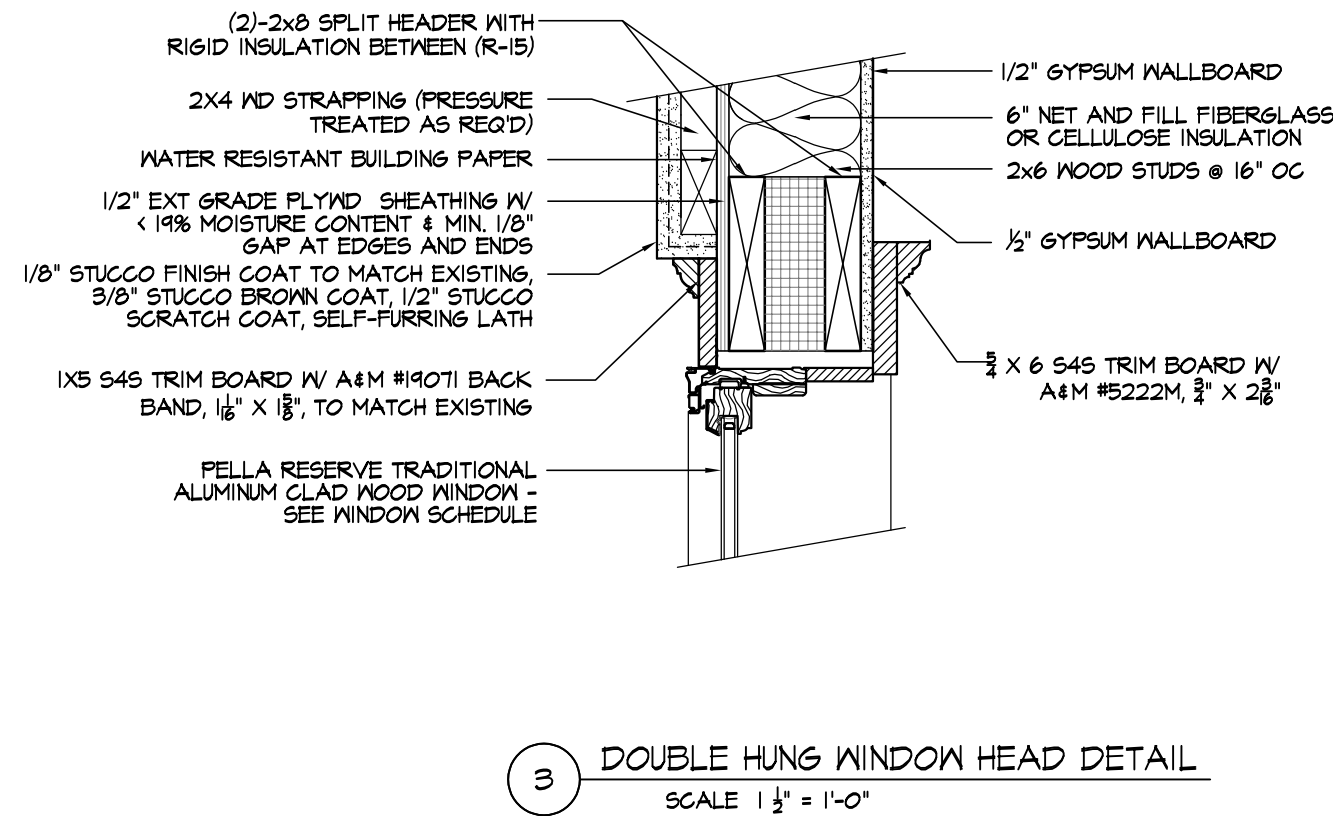
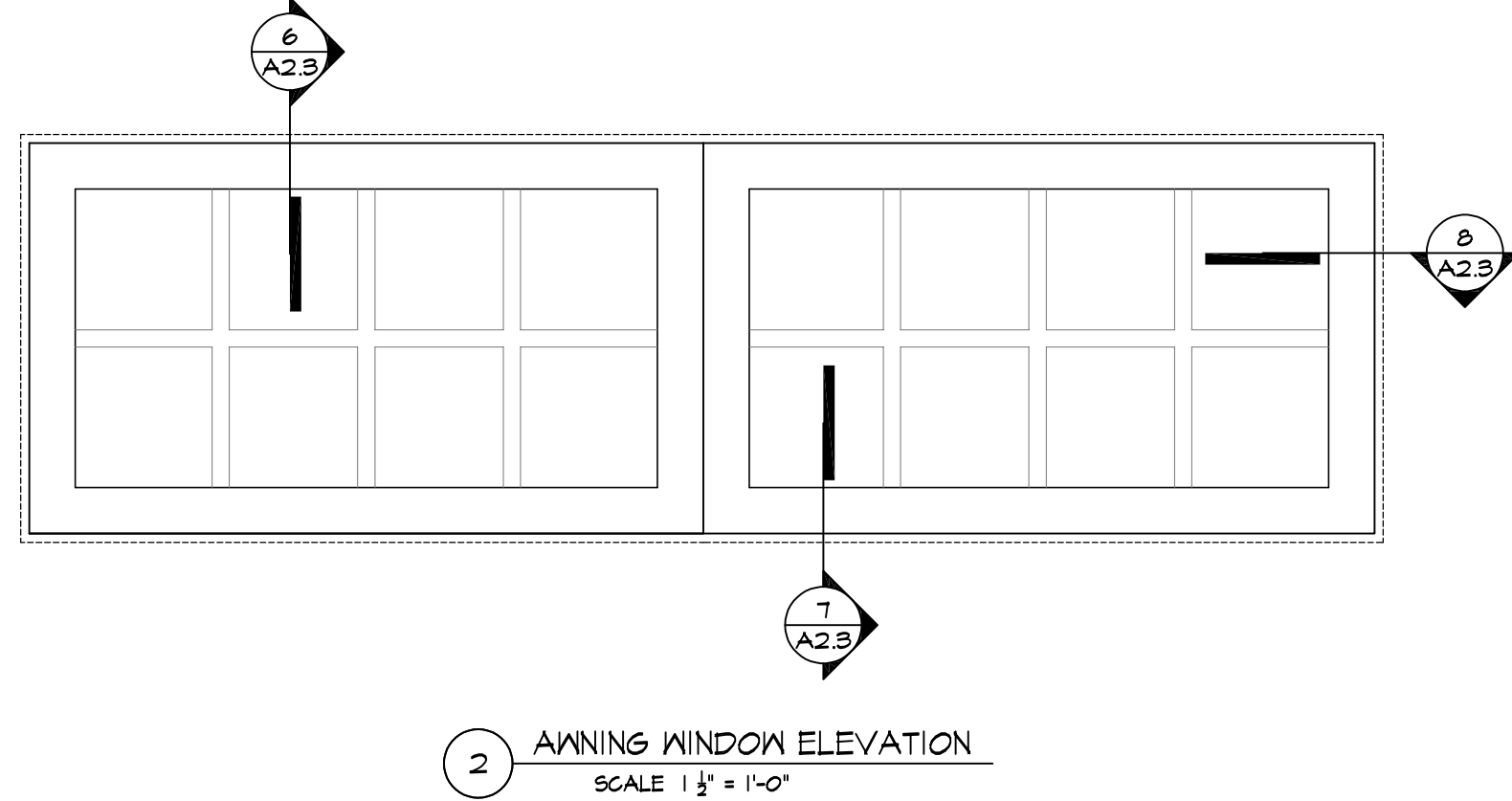
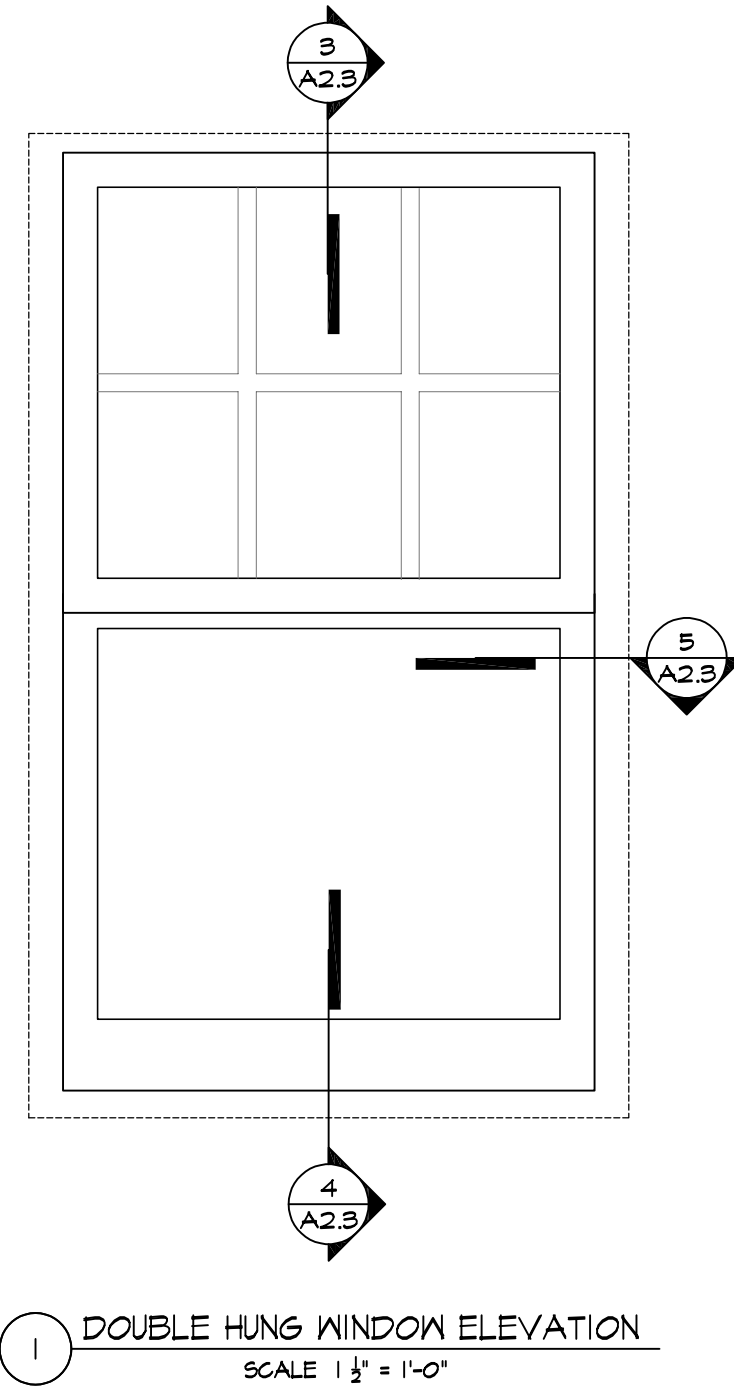
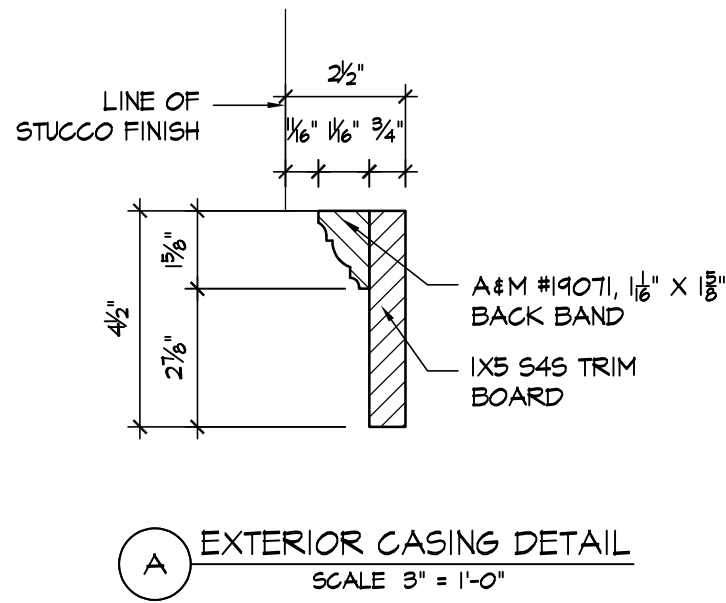
BFE PROJ No. 2308.00

A2.2

WINDOW SCHEDULE - PELLA RESERVE TRADITIONAL WOOD CLAD WINDOWS													
MARK	QUANT	TYPE	MODEL NUMBER	ROUGH OPENING		MULLION PATTERN	EXTERIOR CASINGS			EGRESS OPENINGS			NOTES:
				WIDTH	HEIGHT		JAMB	HEAD	SILL	CLEAR OPENING	EGRESS WIDTH	EGRESS HEIGHT	
A	1	DOUBLE HUNG	2541	2'-1 3/4"	3'-5 3/4"	3W2H/1W1H	1X5 S4S W/ BAND	1X5 S4S W/ BAND	PVC 2" X 1 3/8" HISTORICAL	N/A	N/A	N/A	
B	1	AWNINGS - FIXED	FAIR-3217	5'-4 3/4"	1'-5 3/4"	4W2H	1X5 S4S W/ BAND	1X5 S4S W/ BAND	PVC 2" X 1 3/8" HISTORICAL	N/A	N/A	N/A	
C	1	DOUBLE HUNG	2535	2'-1 3/4"	2'-11 3/4"	3W2H/1W1H	1X5 S4S W/ BAND	1X5 S4S W/ BAND	PVC 2" X 1 3/8" HISTORICAL	N/A	N/A	N/A	

- NOTES:
1. FRAME: STANDARD PINE WOOD, PAINTED INTERIOR "BRIGHT WHITE" AND ENDURACLAD ALUMINUM EXTERIOR W/ ENDURACLAD PROTECTIVE FINISH "CLASSIC WHITE"
 2. SASH: STANDARD PINE WOOD, PAINTED INTERIOR "BRIGHT WHITE" AND ENDURACLAD ALUMINUM EXTERIOR W/ ENDURACLAD PROTECTIVE FINISH "CLASSIC WHITE"
 3. GLAZING TO BE GLAZING TO BE INSULATED DUEL LOW-E ADVANCED LOW-E INSULATING GLAS ARGON NON HIGH ALTITUDE, U=0.29, SHGC=0.25, VLT=0.47
 4. GRILLES:
DOUBLE HUNG WINDOWS: 3/8" OSEE INTEGRAL LIGHT TECHNOLOGY, PUTTY GLAZE PROFILE ON EXTERIOR
AWNING WINDOWS: 3/8" OSEE INTEGRAL LIGHT TECHNOLOGY, PUTTY GLAZE PROFILE ON EXTERIOR
 5. WINDOW OPERATING HARDWARE: CAM-ACTION LOCK, MATTE BLACK; AWNING ANTIK FOLD AWAY CRANK, MATTE BLACK
 6. WEATHER STRIP: (DH UNITS) CONTINUOUS LEAF WEATHER STRIP AT HEAD AND JAMB, DUAL BULB WEATHERSTRIP AT CHECK RAIL AND SILL - COLOR WHITE
(AWNING UNITS) CONTINUOUS DUAL BULB WEATHER STRIP AT ALL EDGES
 7. SCREEN: (DH UNITS) INTEGRATED ROLSCREEN LOWER SASH ONLY
(AWNING UNITS) INTEGRATED ROLSCREEN
 8. ALL CASINGS FURNISHED BY CONTRACTOR AND FIELD APPLIED AFTER WINDOW INSTALLATION
 9. CONTRACTOR TO FIELD VERIFY SASH OPENING DIMENSIONS PRIOR TO PLACING WINDOW ORDER.

- NOTE:A:
- 1 - ALL EGRESS WIDTHS CONFORM TO MASSACHUSETTS BUILDING CODE - AMENDMENT R310
 - 2 - ALL WINDOWS WITHIN 24" ARC OF DOOR EDGE SHALL BE TEMPERED
 - 3 - ALL WINDOWS WITH GLASS LINE LESS THAN 18" AFF SHALL BE TEMPERED
 - 4 - ALL OPERABLE WINDOWS WITH TOP OF SILL LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 12" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES.



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10/21/23 HDC APPLICATION

ISSUANCES

DRAWING TITLE
WINDOW SCHEDULE, AND
DETAILS

DATE 27 OCTOBER 2023

SCALE AS NOTED

BFE PROJ No. 2308.00

A2.3

BELMONT, MA

10/27/23	HDC APPLICATION
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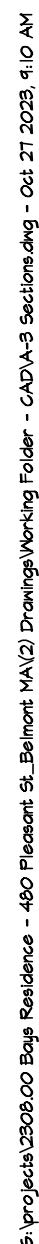
DRAWING TITLE

DATE 27 OCTOBER 2023

SCALE AS NOTED

BFE PROJ No. 2308.00

A3.1



EXISTING PLOT PLAN

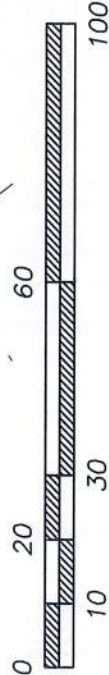
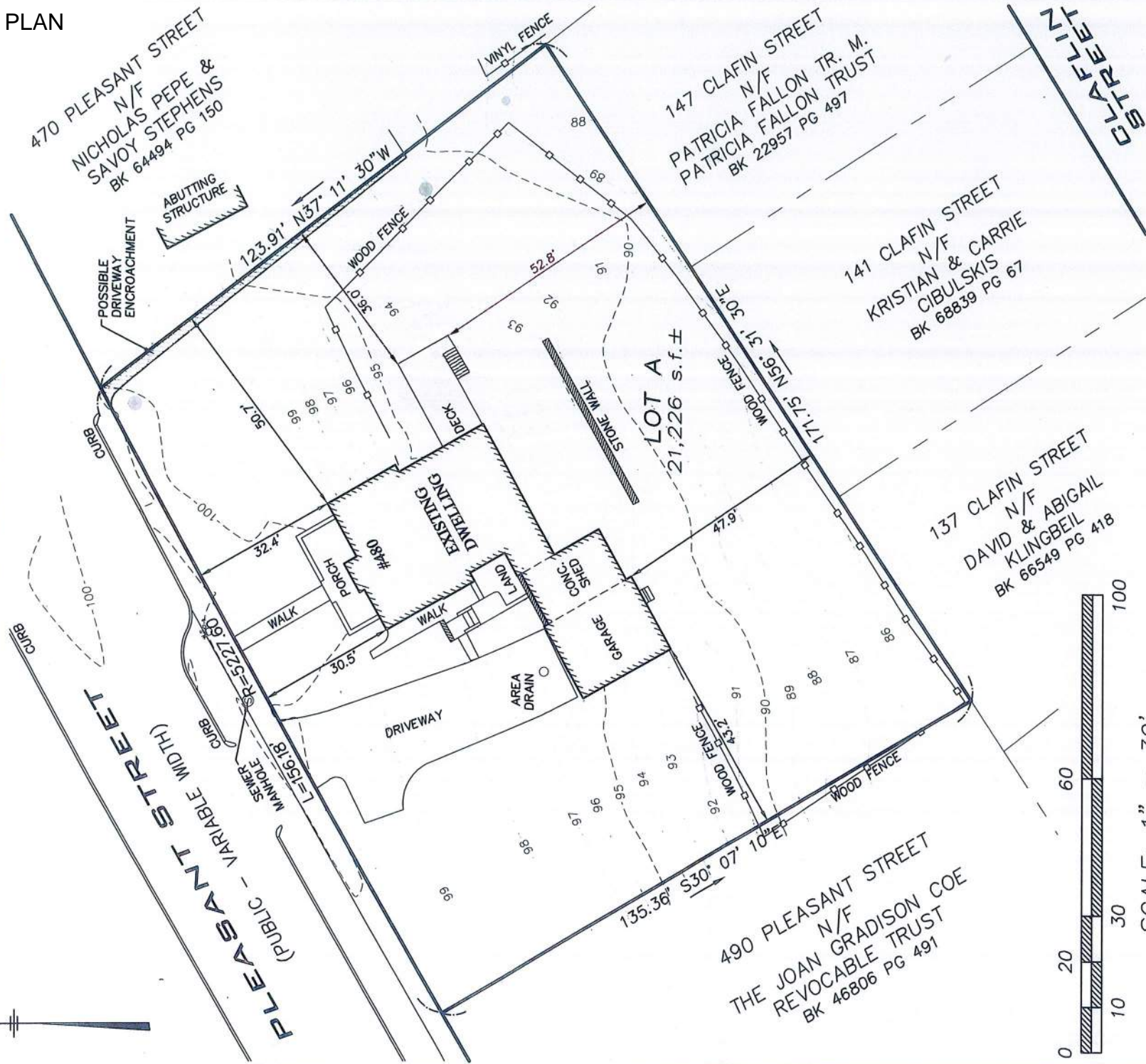
PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

N



SCALE: 1" = 30'

ZONED SR-C

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 25'	30.5'	30.5'
SIDE: 10'	43.2'	43.2'
SIDE: 10'	48.0'	36.0'
REAR: 30'	47.9'	52.8'
MAX. LOT COV.: 25%	10.6%	11.3%
MIN. OPEN SPACE: 50%	83.9%	83.2%

THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. OF BELMONT.



TITLE REFERENCE: BOOK 62056 PAGE 179
PLAN REFERENCE: PLAN No. 1871 OF 1961
PLAN No. 1186 OF 1928
PLAN No. 488 OF 1928
PLAN No. 382 OF 1931

OWNER: KARLA & JOHNATHAN BAYS
LOC. HOUSE NO.: 480
LOT NO.: A
APP. NO.:
DATE: AUGUST 18, 2017
SCALE: 1" = 30'

RICHARD J. MEDE, JR. - P.L.S.

19813

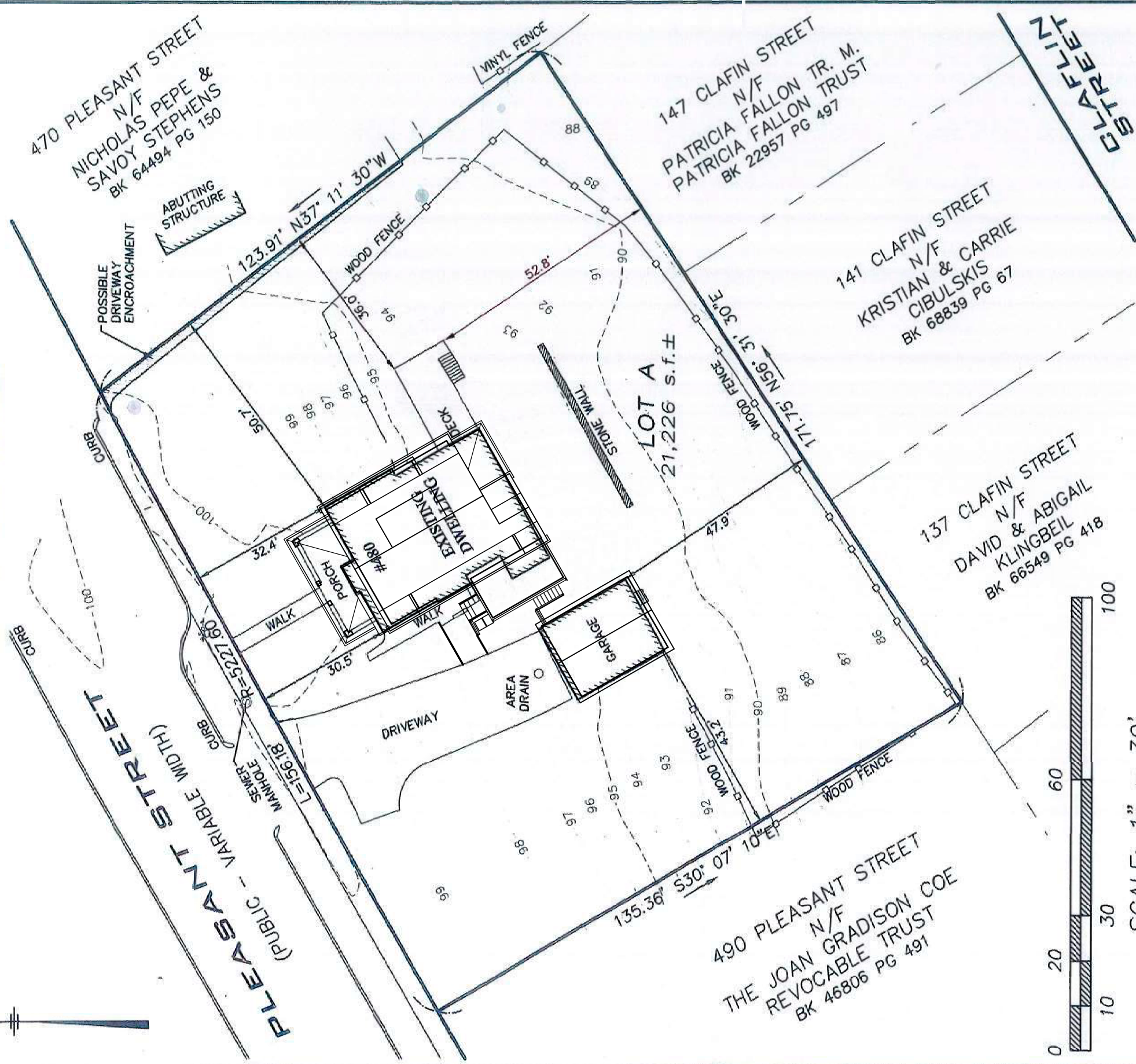
DATE:

PREPARED BY:



**MEDFORD
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& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
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19813



1723 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420
781 / 862-3313

Historic Photos

480 Pleasant Street, Belmont MA







The Rear¹⁴⁵ of House

