



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: 711 Pleasant St, Belmont, MA 02478 - RETAINING WALLS  
Property Owner's Name: CHRISTOPHER HUGH RIPMAN  
Address: 711 Pleasant St Belmont, MA 02478  
Email: chris@ripmanlighting.com Phone: 617 968 5027

Agent Name: NA

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

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: YARD + 1/2

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

REPLACE IN KIND EXISTING RAILROAD TIE RETAINING WALLS WITH  
6x8 RAILROAD TIES TO MATCH EXISTING OR 6x8 PRESSURE TREATED  
LANDSCAPE TIMBERS. REGRADE + STEP EXISTING HIGH WALL TO  
MEET CODE.

#### 3. SIGNATURES:

As Owner, I make the following representations:

A. I hereby certify that I am the Owner of the Property at: 711 Pleasant St, Belmont, MA 02478

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: 24 MAR 23

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: \_\_\_\_\_

Date: \_\_\_\_\_

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

Approved March 23, 2017

# RIPMAN LIGHTING CONSULTANTS

711 PLEASANT STREET  
BELMONT, MASSACHUSETTS 02478

www.ripmanlighting.com  
617-489-3366

24 March 2023

Re: 711 Pleasant Street – HDC Application 2 – Retaining Walls

## BELMONT HISTORIC COMMISSION

### Applicant Statement

Landscape restoration project (deferred maintenance). Replace in kind / paint to match various existing rotted landscape timber retaining walls with 6x8 railroad ties to match existing or 6x8 pressure treated landscape timbers. Regrade and step existing high wall to meet code.. See scope photos, plot plan, site section attached.

I walked the property and the proposed work with Carl Solander and he had no objections to the proposed work.

### Reason for the Proposed Changes

Deterioration of existing wood due to age of structure. Routine maintenance.

### Will This Affect Abutters?

No. See communications from abutters attached.

### HDC Objectives and Standards

The project will restore the property to its former condition which is consistent with the objectives and standards of the Historic District Commission.

### Photographs

See photographs attached.

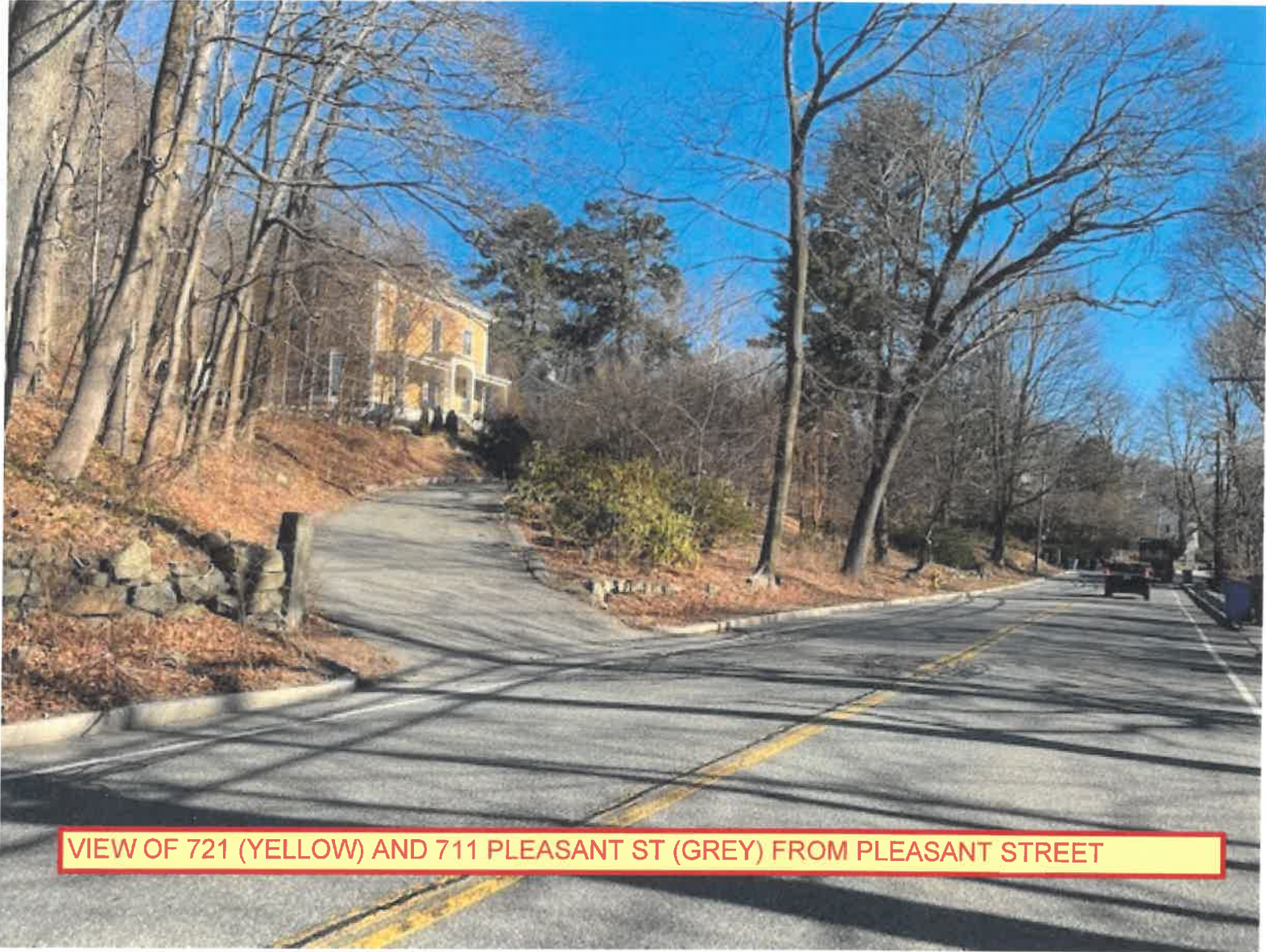
### Manufacturers' Product Literature

None required.

Sincerely yours,



Christopher Hugh Ripman                      AIA  
President  
**RIPMAN LIGHTING CONSULTANTS**



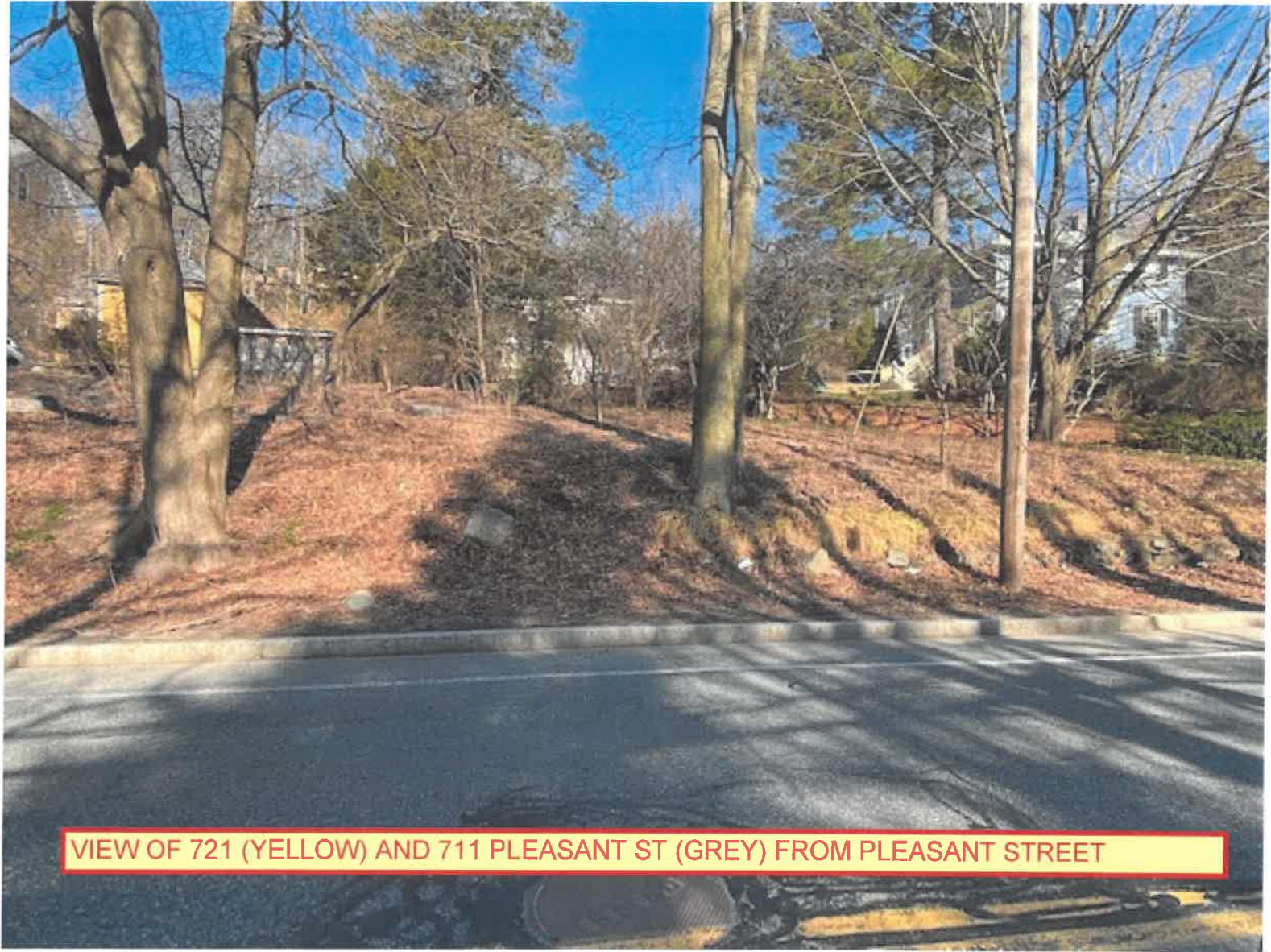
VIEW OF 721 (YELLOW) AND 711 PLEASANT ST (GREY) FROM PLEASANT STREET





VIEW OF 721 (YELLOW) AND 711 PLEASANT ST (GREY) FROM PLEASANT STREET



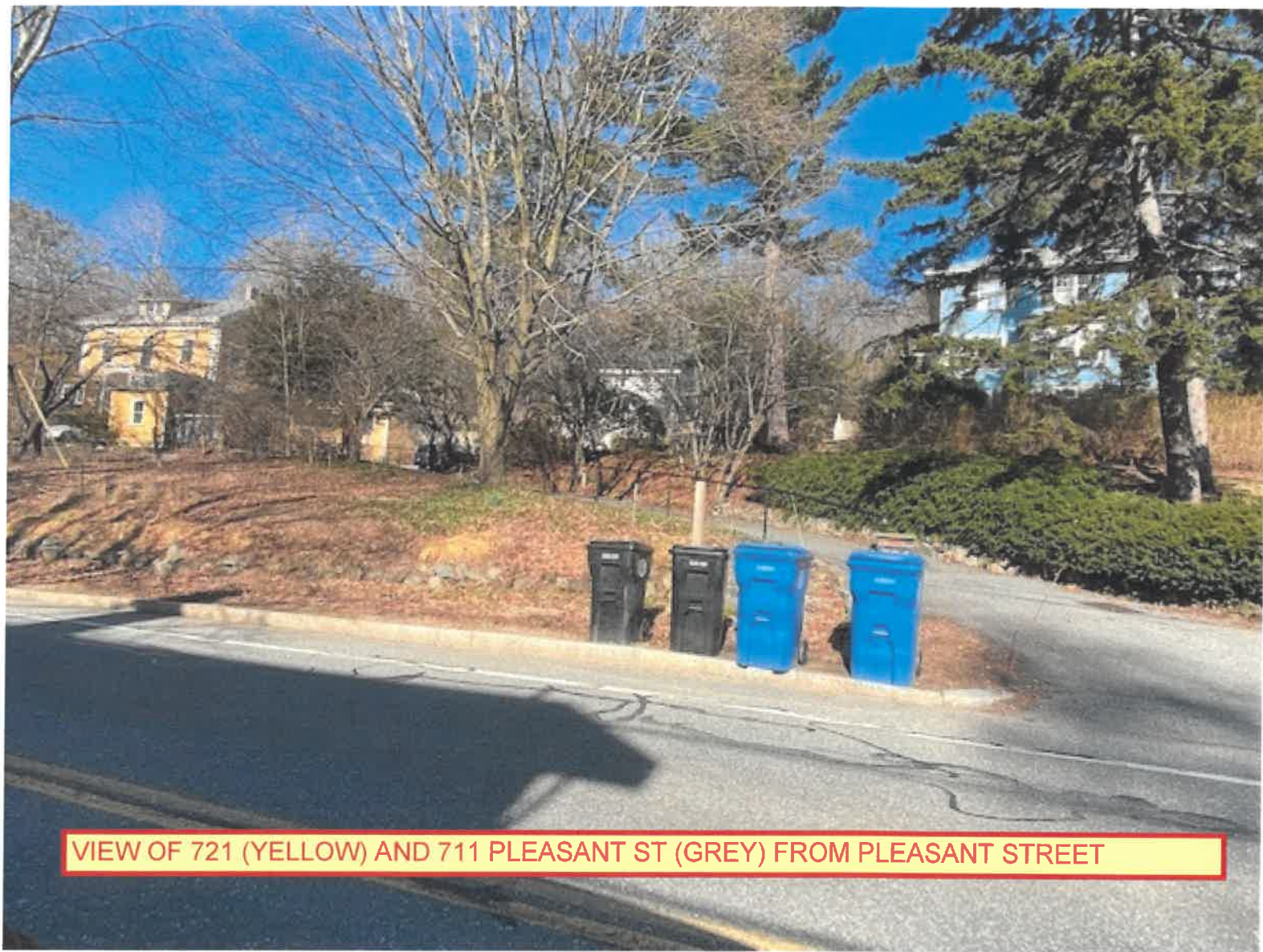


VIEW OF 721 (YELLOW) AND 711 PLEASANT ST (GREY) FROM PLEASANT STREET



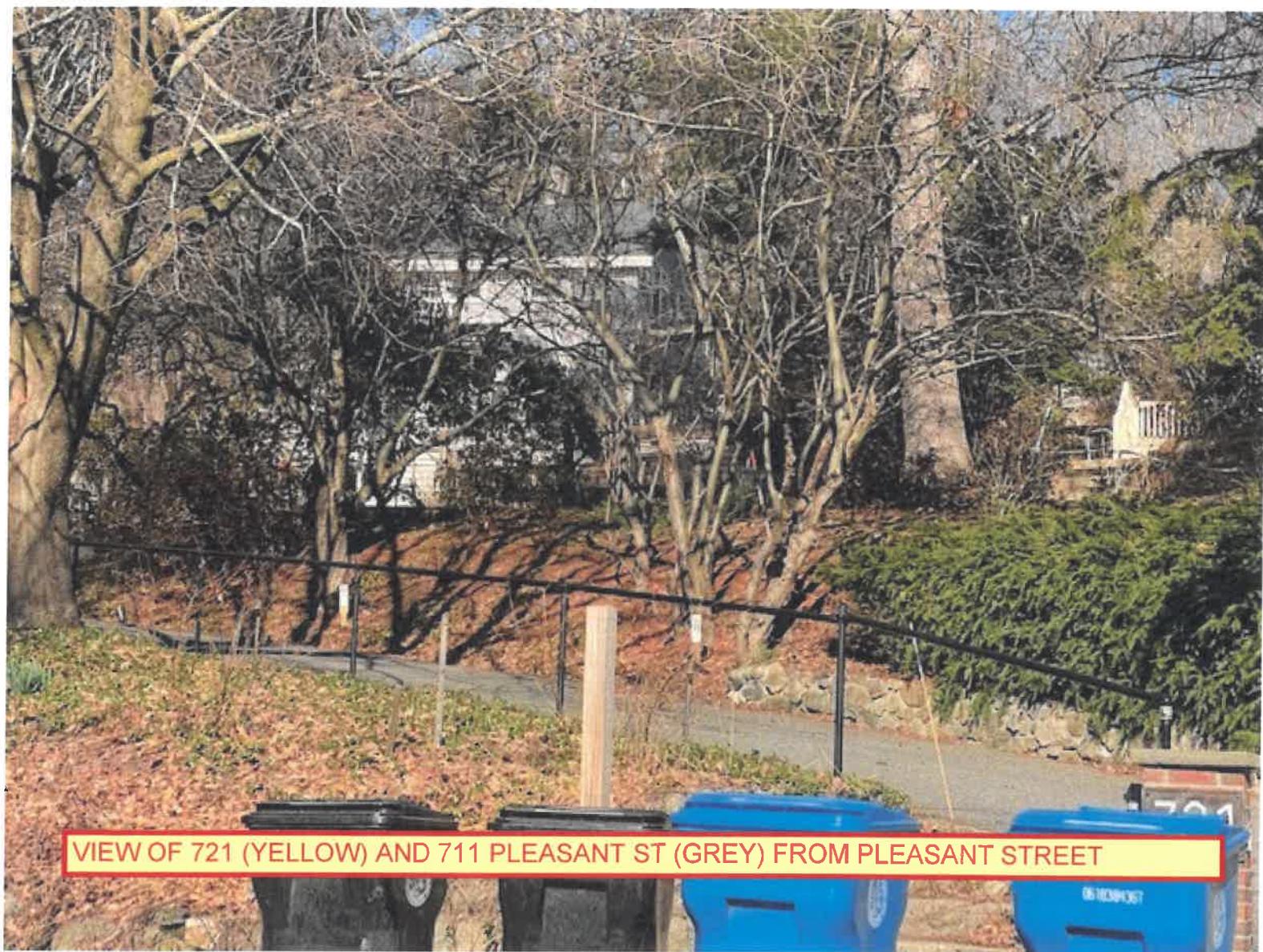






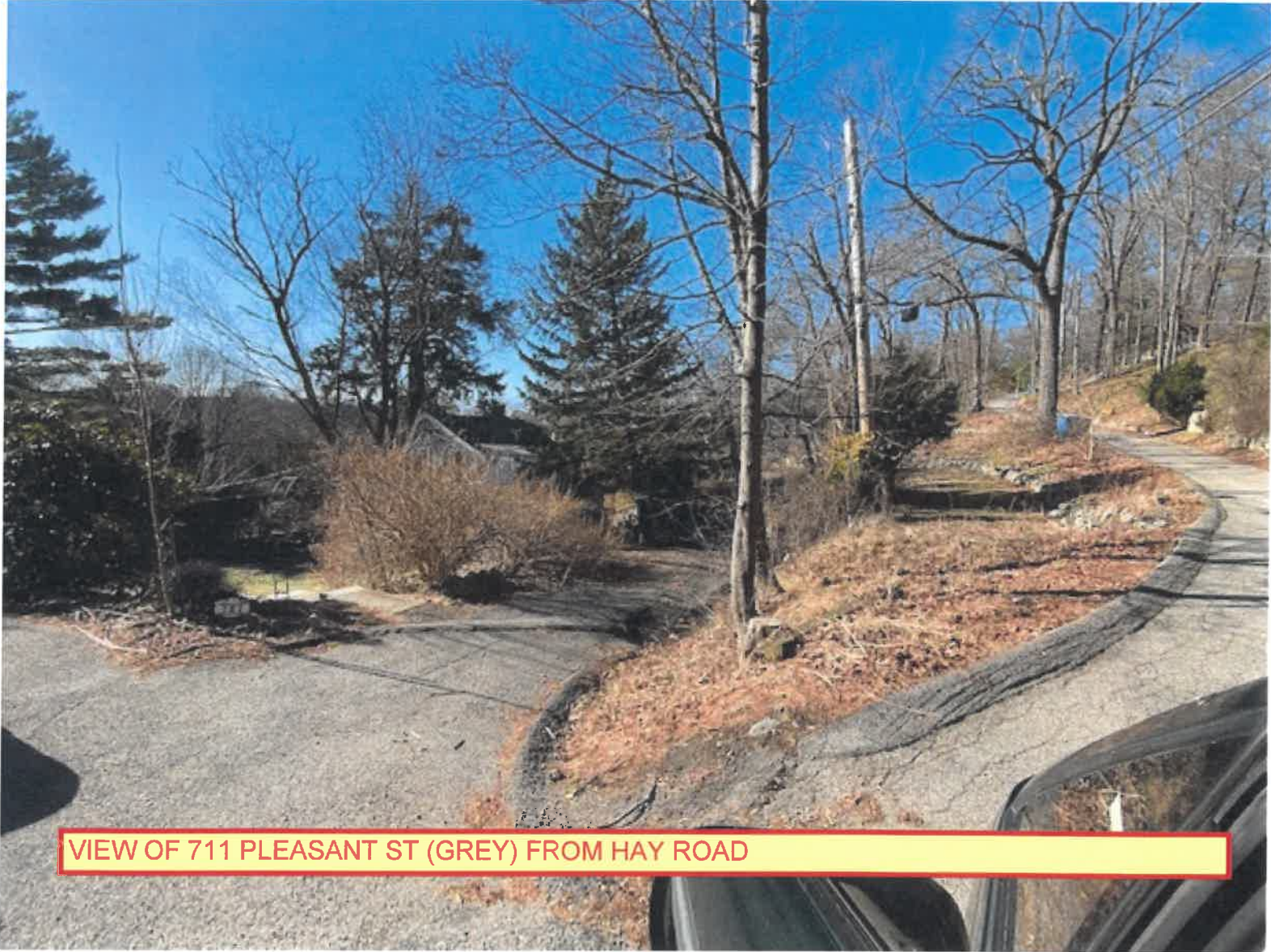
VIEW OF 721 (YELLOW) AND 711 PLEASANT ST (GREY) FROM PLEASANT STREET



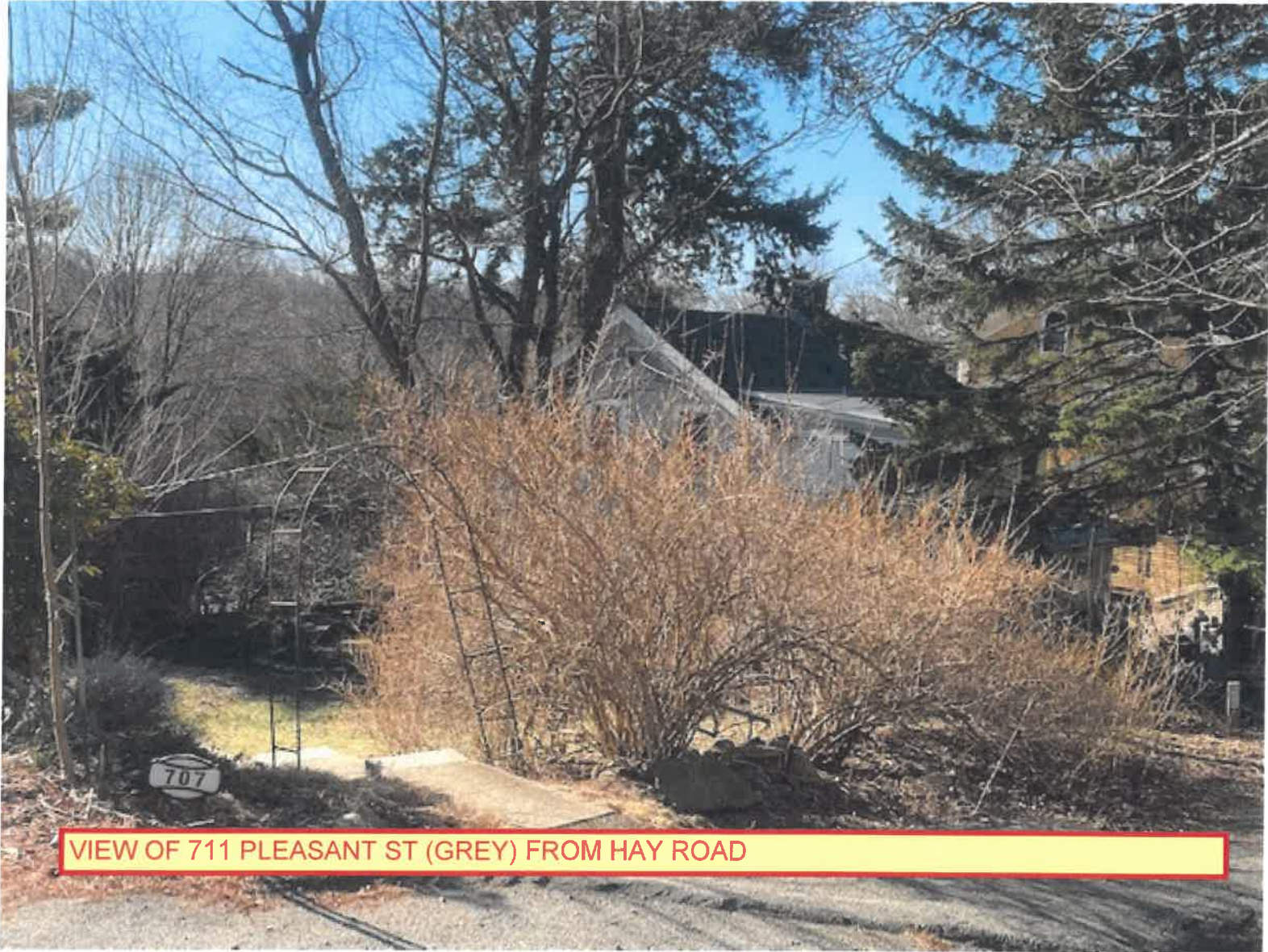


VIEW OF 721 (YELLOW) AND 711 PLEASANT ST (GREY) FROM PLEASANT STREET









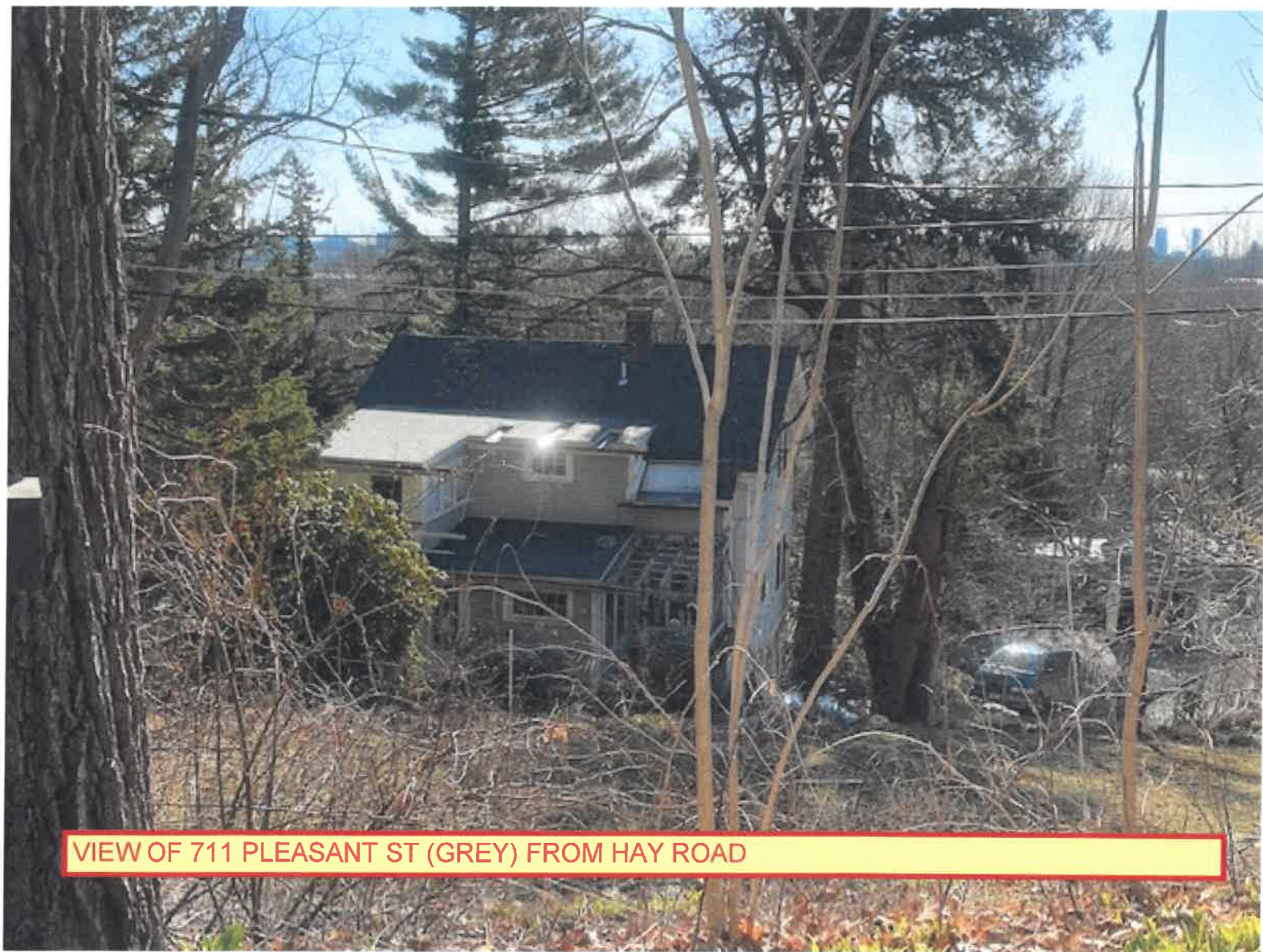
VIEW OF 711 PLEASANT ST (GREY) FROM HAY ROAD





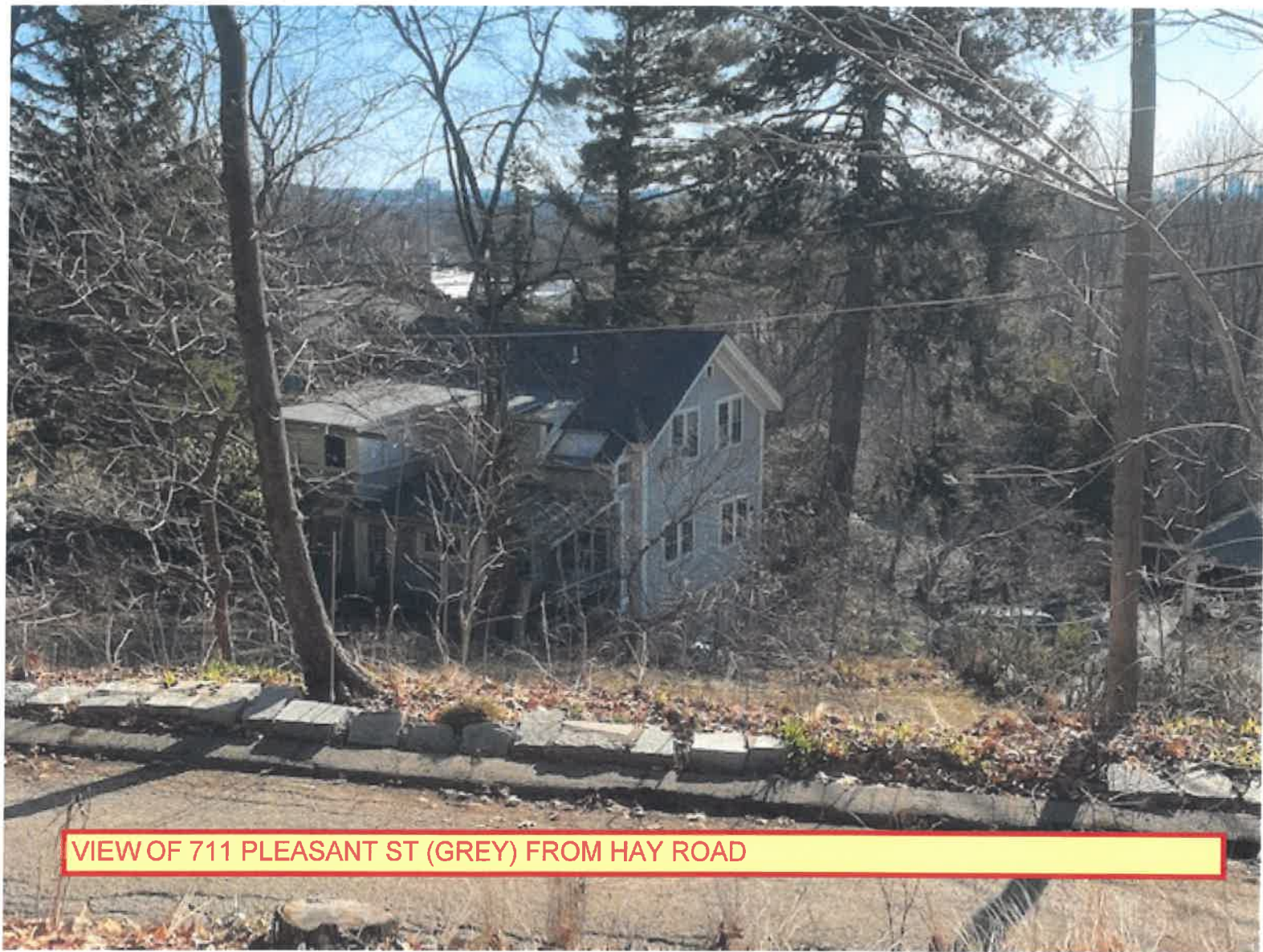
VIEW OF 711 PLEASANT ST (GREY) FROM HAY ROAD





VIEW OF 711 PLEASANT ST (GREY) FROM HAY ROAD





## SCOPE

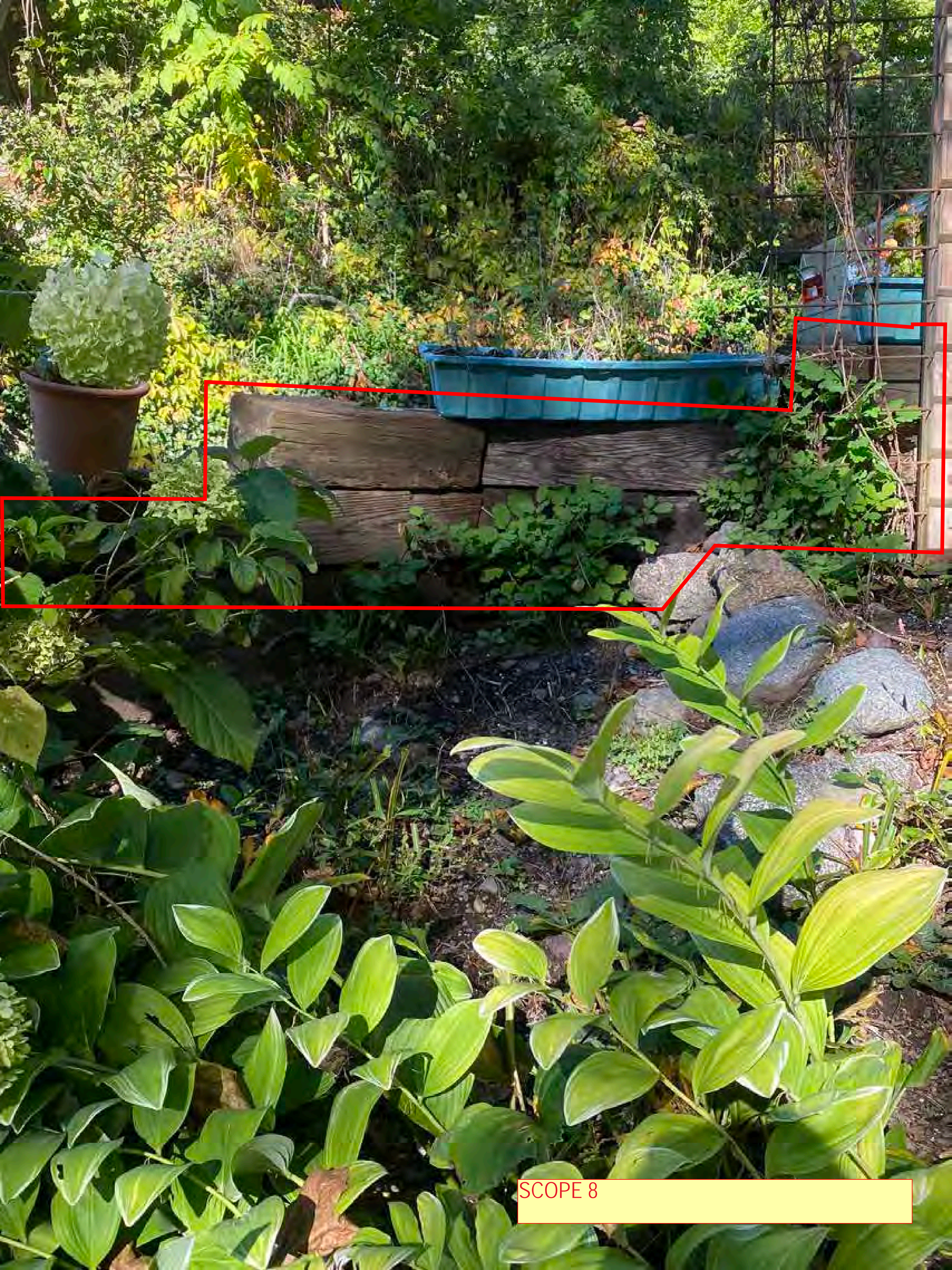
Scope 8 - replace existing railroad tie retaining walls around house. Replace and terrace to meet code existing wall above lower garden. Remove and replace wire trellis northwest corner of house mounted to ties. Remove and reinstall (if wood is sound - if not, rebuild with new to match) cedar walkways north and east sides of house as required for access to ties. Dispose of old ties off site.





SCOPE 8 - REPLACE EXISTING RETAINING WALLS





SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8



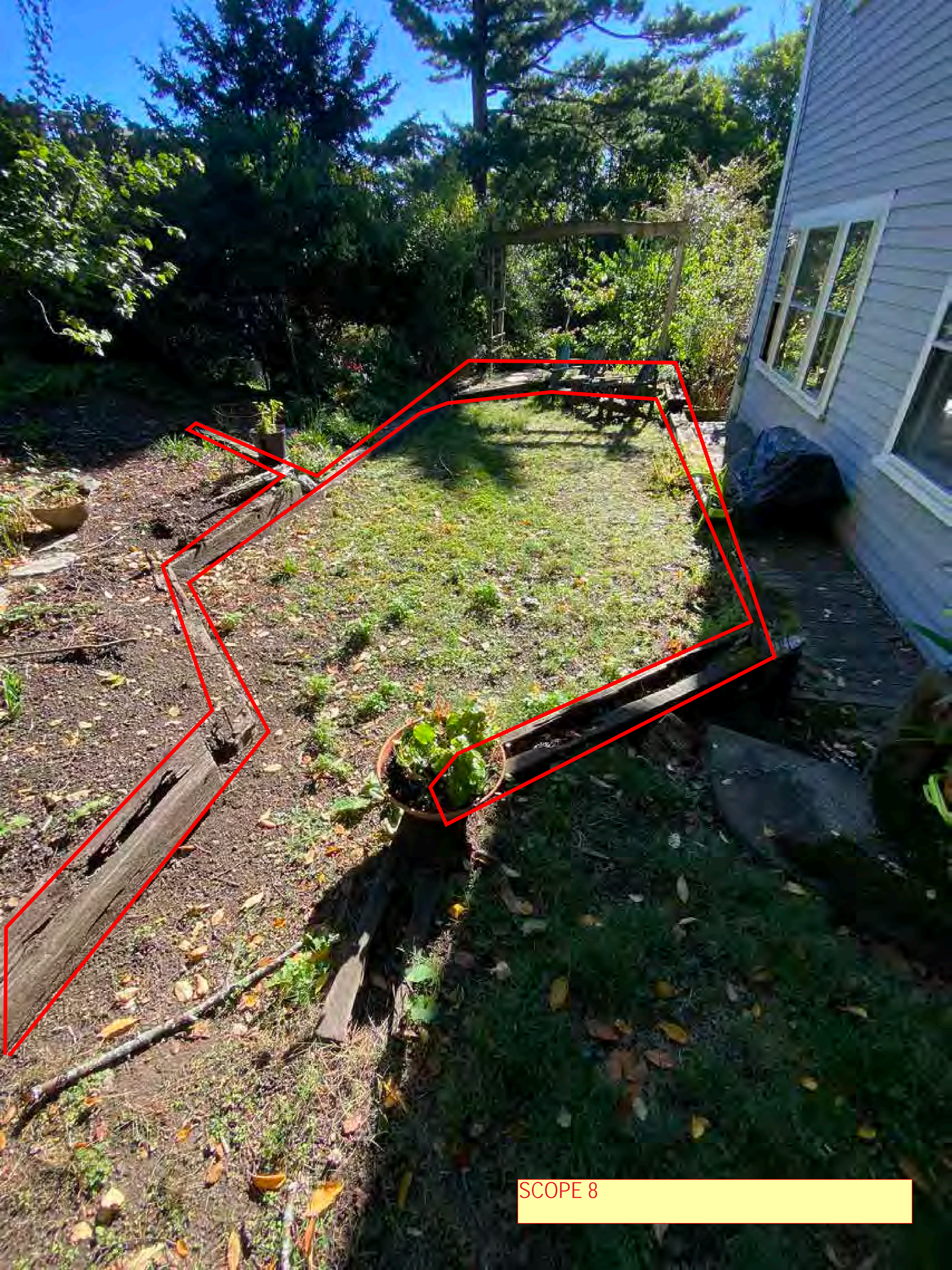


SCOPE 8









SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8









SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8





HIGH  
WALL

SCOPE 8





SCOPE 8





SCOPE 8





SCOPE 8









SCOPE 8





SCOPE 8





HIGH WALL

NEW WALLS

TERRACED GARDEN  
BELOW

SCOPE 8



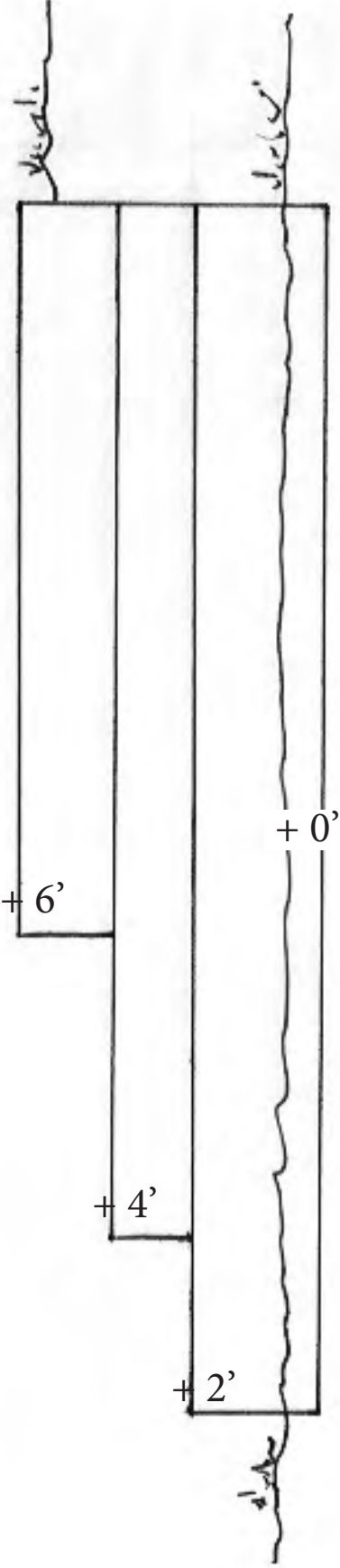
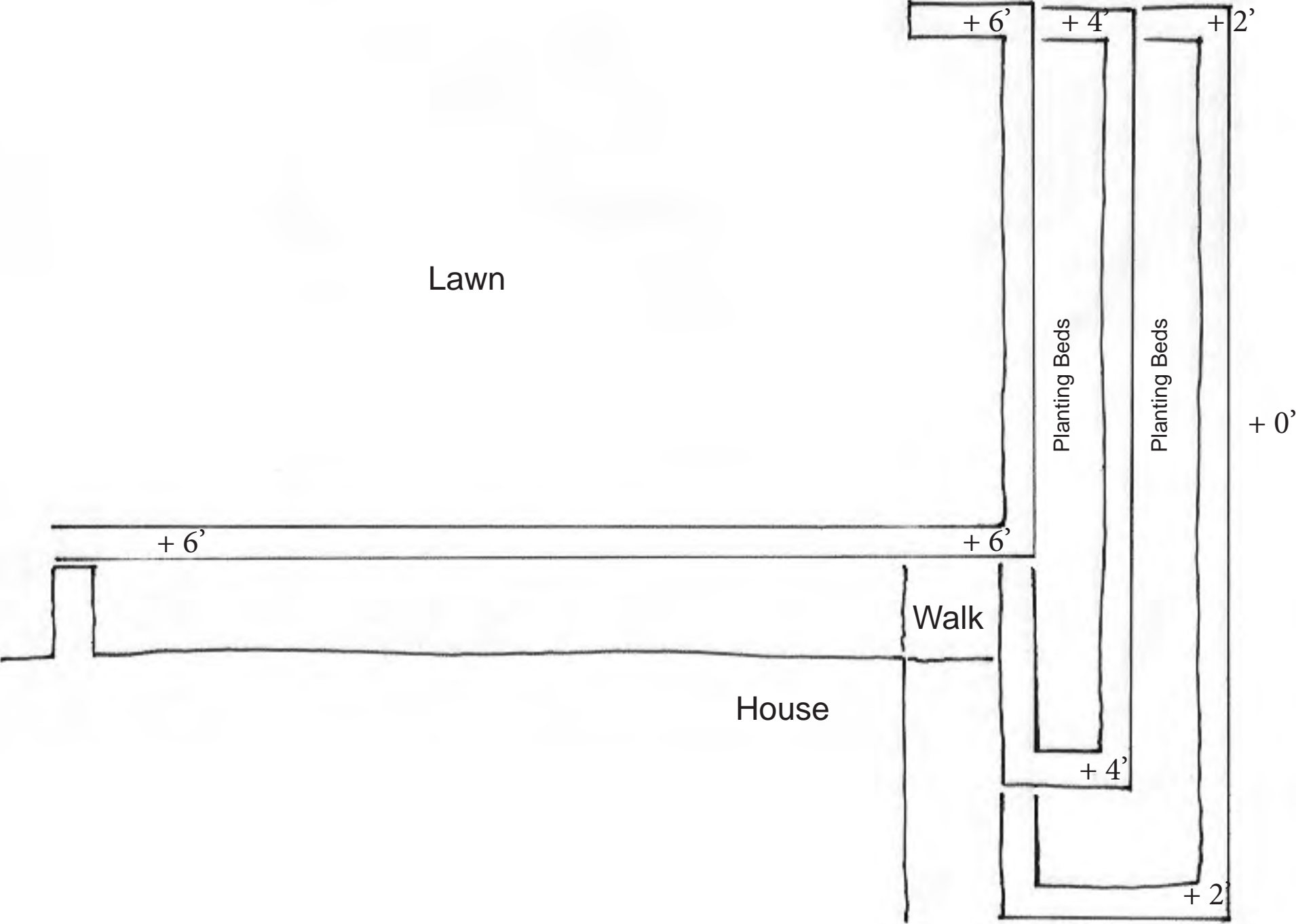
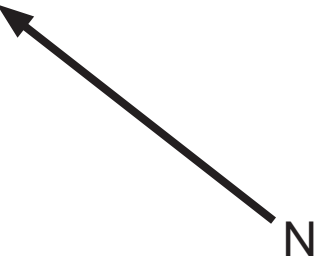




Ripman Residence  
711 Pleasant Street  
Belmont Ma

Scale 1" = 4'

Confirm all  
dimensions on site









AP

HAY ROAD

SECTION  
AA

HAY RD

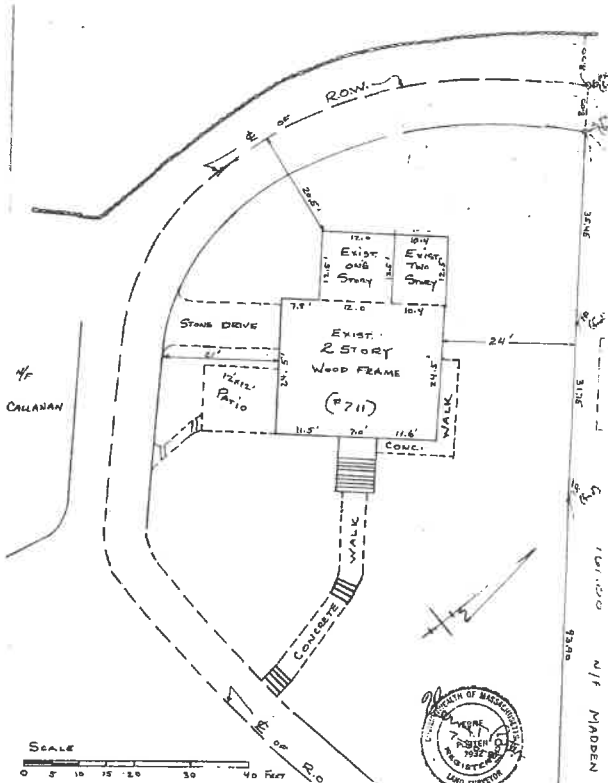
ROW

ROW

PLEASANT STREET

PLEASANT STREET

AD





## Chris Ripman

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**From:** Romain Aubanel <romainaubanel@gmail.com>  
**Sent:** Friday, March 24, 2023 2:08 PM  
**To:** Chris Ripman; Julie Battilana  
**Subject:** Re: 711 Pleasant Street - Repair Projects Submitted to the Historic District Commission

Hello Chris,

That sounds great ! We have no objection of course

Thanks for the heads up

Have a great weekend

Le ven. 24 mars 2023 à 13:58, Chris Ripman <[Chris@ripmanlighting.com](mailto:Chris@ripmanlighting.com)> a écrit :

Greetings!

My house is sorely in need of façade repairs, all replace in kind and paint to patch. No changes in design. Major scope is to replace the front porch, which is rotting, and replace rotted or missing trim around the house, replace some siding on the east façade which has rotted, replace existing gutters and trellis which have rotted, and replace the basement door and adjacent window which have lost their outer pane of thermopane glass. This is one project I am submitting.

The second project has to do with replacing the majority if not all of the existing railroad tie retaining walls with either railroad ties (6x8) or pressure treated timber (also 6x8). This project is not urgent, so it may take place in the fall so as to minimize damage to the landscape, but I am going for review and approval from the Historic District Commission in advance.

I met with a representative of the HDC on site and walked him through it, and it was his opinion that as long as all work proposed was a "replace to match existing / paint to match" the HDC would approve the projects.

If you would like to get together to walk through the proposed work I am happy to do that at your convenience. The HDC meets the evening of the 11<sup>th</sup> of April. If you have no objections, let me know and I will pass that on to the HDC.

With best regards



*Chris Ripman*

711 Pleasant St Belmont, MA 02478

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Romain



**From:** [Rachel Trousdale](#)  
**To:** [Chris Ripman](#)  
**Subject:** Re: 711 Historic District Application  
**Date:** Sunday, March 26, 2023 5:47:56 PM

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Hi Chris,

Of course. We have no objections to maintenance!

Best wishes,  
Rachel

> On Mar 25, 2023, at 9:46 AM, Chris Ripman <Chris@ripmanlighting.com> wrote:

>

> Good morning!

>

> I am working to put together applications for two repair projects at 711. The applications are due to the HDC by end of day Monday. One is for deferred facade maintenance, replacing limited rotted trim and siding and most of the front porch and the trellis over the deck and the rear gutters, in kind, and paint to match. No design changes. The second is to replace the railroad tie walls on the property which are also deteriorating, with either railroad ties (getting harder to get) or similar 6x8 landscape timbers.

>

> If you have no objections, I think it would help expedite review by the HDC if you could send me an email to that effect in time to include it with the applications Monday. I have one to that effect from Romain and Julie.

>

> Happy to meet this weekend and walk you through the proposed work if that would be helpful.

>

> Please give me a call at your convenience if you have questions or would like to review the proposed work.

>

> Best regards and thanks!

>

> Chris

>

> Sent from my iPhone. Please forgive creative interventions by Siri.

>