



March 25, 2022

To: Belmont Historic District Commission  
Re: Proposed Repair to Front Vestibule and Rear Deck at 596 Pleasant Street, Belmont

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The property at 596 Pleasant Street is situated in Belmont's Pleasant Street Historic District. The front of the home can be viewed from Pleasant Street and the rear of the home is viewable from Leonard Street, making exterior modifications and repair fall under the purview of the Historic District Commission for review and approval. This document describes repair work that the homeowners would like to address at both the front vestibule and rear deck of the home. Included are photographs showing the existing conditions, as well as architectural details and photos of the replacement materials proposed.

The work proposed will require a Certificate of Appropriateness due to the non-traditional and composite materials we are seeking to use for improved durability. At the rear deck, the existing conditions already employ a mix of wood and composite materials. We are seeking to replace all components with composite. At the front vestibule, the existing wood structure and paneling shall be restored as much as possible. Where it has rotted beyond repair, we are proposing targeted replacement with composite materials that are nearly indistinguishable from the original wood. This will impact portions of trim in contact with the ground and the gutters.

With regards to the wood panel enclosures and trim, per the HDC guideline document:

*General design guidelines for exterior wood walls and trim are:*

- *Original wood siding material should be retained whenever possible; deteriorated sections should be repaired or replaced with new material that duplicates the original as closely as possible. Vinyl and metal siding are not appropriate and will not be approved.*
- *Composite or other artificial materials are generally not acceptable replacements for original wood. As new materials are developed that are indistinguishable from natural or traditional products, the Commission will consider their use on a case-by-case basis.* (pg.24)

The Architect and Contractor on this project believe that replacing the components of the vestibule that are in direct ground contact with high quality cellular PVC products will add years of longevity to the repairs proposed. The sill plates are already not original elements, and we believe that excising only the rotted portions of the corner boards and door jambs and replacing with less moisture sensitive components can be done in a sensitive manner than will be indistinguishable from existing once completed.

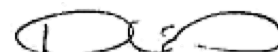
With regards to the wood gutters at the first floor eave, the HDC guideline document recommends the following:

*Wooden or copper gutters and downspouts can be important architectural features. In older houses or buildings, they were often designed as part of the eave moldings. In these cases, the gutters become particularly important architectural features and should be treated as such.*

- *Gutters that are integral components of the building eave should be properly maintained and only replaced in cases of irreparable deterioration. Replacements should match the original in form, design, and material, or be made of a suitable substitute material.* (pg. 27)

Given that these gutters were replaced in 2006 and are already showing signs of irreparable damage, we propose that a fiberglass alternative (Fiberglass Gutter Company profile G-60 or equal to match existing) should be considered a suitable substitute material.

Sincerely,



Dana Ozik, RA  
Principal, Dana Ozik Architecture

## ENTRY VESTIBULE

**EXISTING CONDITIONS**

The front vestibule and access path at 596 Pleasant Street has sustained significant water damage as well as some general wear and tear over the years. The key areas in need of attention are: the loosening flagstones with large gaps between; the deteriorated vestibule sill plates and threshold; the glazing beads on the enclosure panels; and the compromised first floor gutters. As the building is in a Historic District, all proposed repairs must maintain the integrity of the original design. The intention is to repair all components in kind while considering long term durability in the detailing.

**PROPOSED REPAIRS****Flagstone Path**

The extent of the path shall remain the same, but the risk of tripping will be addressed. The multicolor flagstones will be replaced by bluestone equivalents. The main path shall remain irregular flagging, though the gaps between flags will be reduced and the edges will be defined by a flush cobble stone. See sample image below:



There will be some minor regrading to the path to ensure water is diverted to either side of the walkway and away from the base of the brick entry stoop and house foundation.

**Sill Plates, Door Threshold, and Lowest 8" of Corner Boards**

The existing sill plate is a 2x4 laid flat and it is assumed that this piece is not original to the home. It appears to be a pressure treated element, and especially when one compares its condition to the degree of rot visible on adjacent wood components it is obviously newer. The sill plates, threshold, door jamb, and corner boards have all sustained significant damage by wicking moisture up from the brick stoop below, and any repair will continue to do so unless a capillary break is introduced.



The proposed solution here will be to cut away any rotten material and replace with new. A capillary break will be introduced at the base of the structure to ensure long term durability of the assembly. See Appendix A for architectural details.

**Glazing Beads**

The vestibule enclosure is made up of one (1) hinged door panel, five (5) fixed panels, two (2) hinged window panels, and three (3) transoms, all glazed with traditional divided lites.



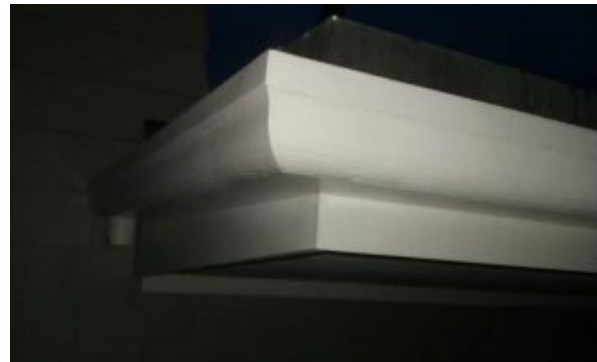
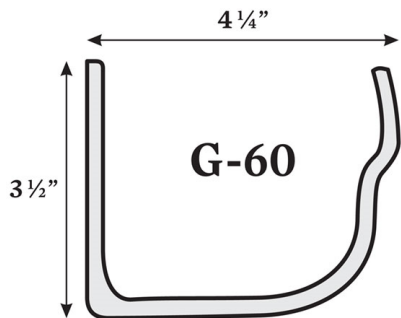
While most of the existing glazing beads have either started to deteriorate or have fallen out entirely, the glass panes themselves are still intact. The repair will entail removing all existing glazing, infilling dents and flaws in the wood components, sanding, preparing, and painting the wood components, and resetting the preserved glass panes with new glazing putty. Where hardware components are missing or broken, in-kind replacements will be installed.

**First Floor Gutters**

The existing first floor wood gutter, particularly on the right side of the house, is showing signs of irreparable deterioration, in part due to an insufficient gutter lining installation and possibly also due to an insufficient pitch to drain (note the different elevations at which the gutter returns at the vestibule eave). These gutters will be replaced in kind with fiberglass and pitched appropriately to ensure the longevity of the replacement components.



The product to be used is Fiberglass Gutter Company profile G-60 as shown below, finished with a gel coat to match the existing color.



**REAR DECK**

**EXISTING CONDITIONS**



The existing rear deck was permitted and built in 2006 with approval by Belmont’s Historic District Commission. The structure consists of pressure treated columns and joists, composite decking, pine railings, and pine enclosure panels. Over the past 16 years, the pine components have all deteriorated significantly, introducing unsafe conditions particularly at the railings. The homeowners would like to replace the railings, update the decking, and remove the under deck enclosure except for at the stair. The layout of the deck is to remain as is, except for changing the rail posts to a top-mounted assembly as originally designed and adding a midpoint post on the stair run for increased stability. In an effort to improve the durability of the replacement components, however, the homeowners would like to use composite materials at the railings, column enclosures, and trim details.

**PROPOSED REPAIRS**

**Decking**

The current decking is a composite product and will be replaced in kind. The product selected is TimberTech Azek in Weathered Teak.



Existing



TimberTech Azek in Weathered Teak

**Railing**

While the existing posts are face mounted, the new ones will be deck mounted, with TimberTech 4"x4" composite post sleeves and 3/4" square balusters to maintain existing proportions. Post bases, caps, and ball finials will be applied per selections shown below. The rail requires a new midpoint post for structural integrity, so a new handrail will be installed inboard of the guard to provide a continuous graspable rail per code.



TimberTech Premier Rail in Matte White; 3/4" square balusters

TimberTech TX4X4ICAPW 4x4 Island Post Cap



Ekena Millwork PT03X03BA Full Ball Top  
Ekena Millwork PT03X03BH Half Ball Top

TimberTech AZT4X4PSKIRTW 4x4 Post Skirt

**Under Deck Structure and Enclosure**

The existing deck and stair shall be stripped down to their structural components. Existing post structure to remain (assumed to be PT 4x4 posts) will be evaluated for rot and repaired as necessary. Existing joists to remain shall be cleaned of organic growth, evaluated for rot, and repaired and/or resupported as necessary.



A rain collection system – Trex RainEscape or DEK Drains Topside Panels shall be installed at the deck joists prior to the installation of the new decking. The new decking shall be installed with sufficient gaps to allow drainage to the rain collection system below, which will then shunt the collected rain to a gutter installed at the inside edge of the perimeter joists. The gutter will be largely concealed by the new PVC deck fascia boards. A beadboard ceiling will be installed at the underside of joists to provide a finished ceiling, and the posts will receive sleeves and bases. See Appendix A for Architectural Details.

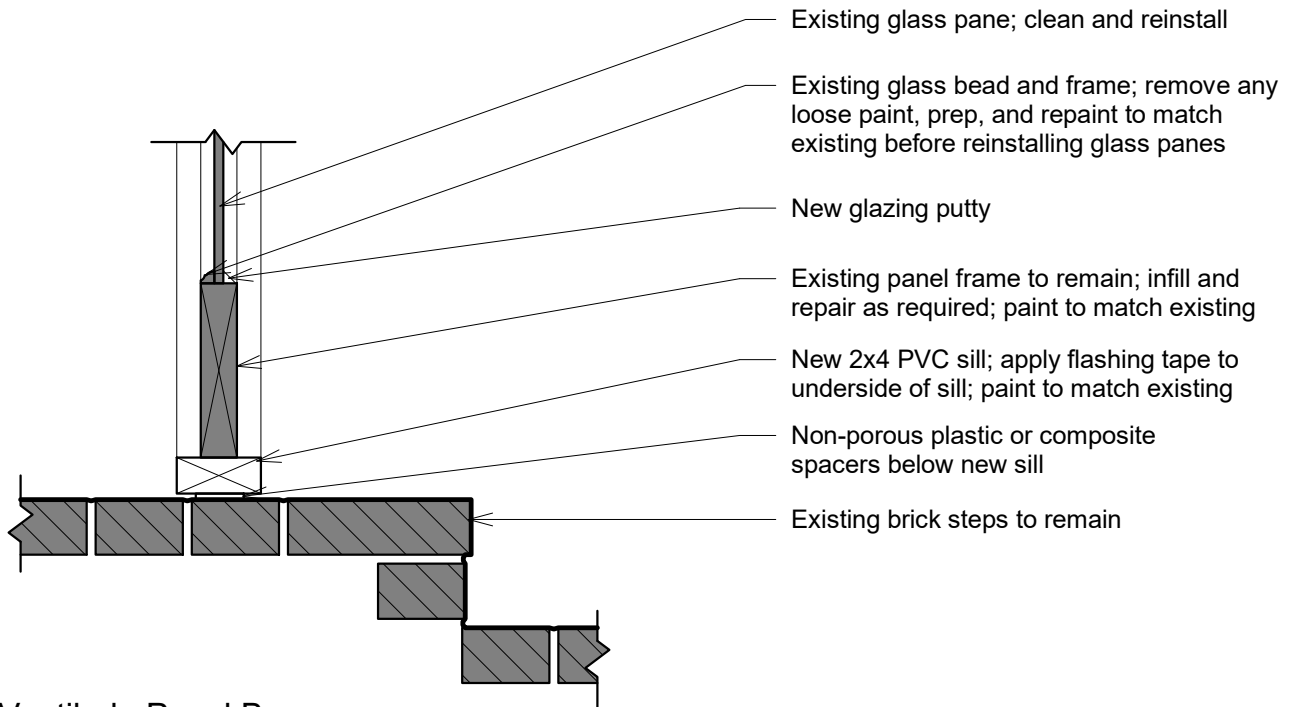


The area under the stair will be enclosed with cellular PVC (Azek) trim and panel products to replicate existing. A new door panel will replace the existing to provide an enclosed – but not watertight – utility storage area.

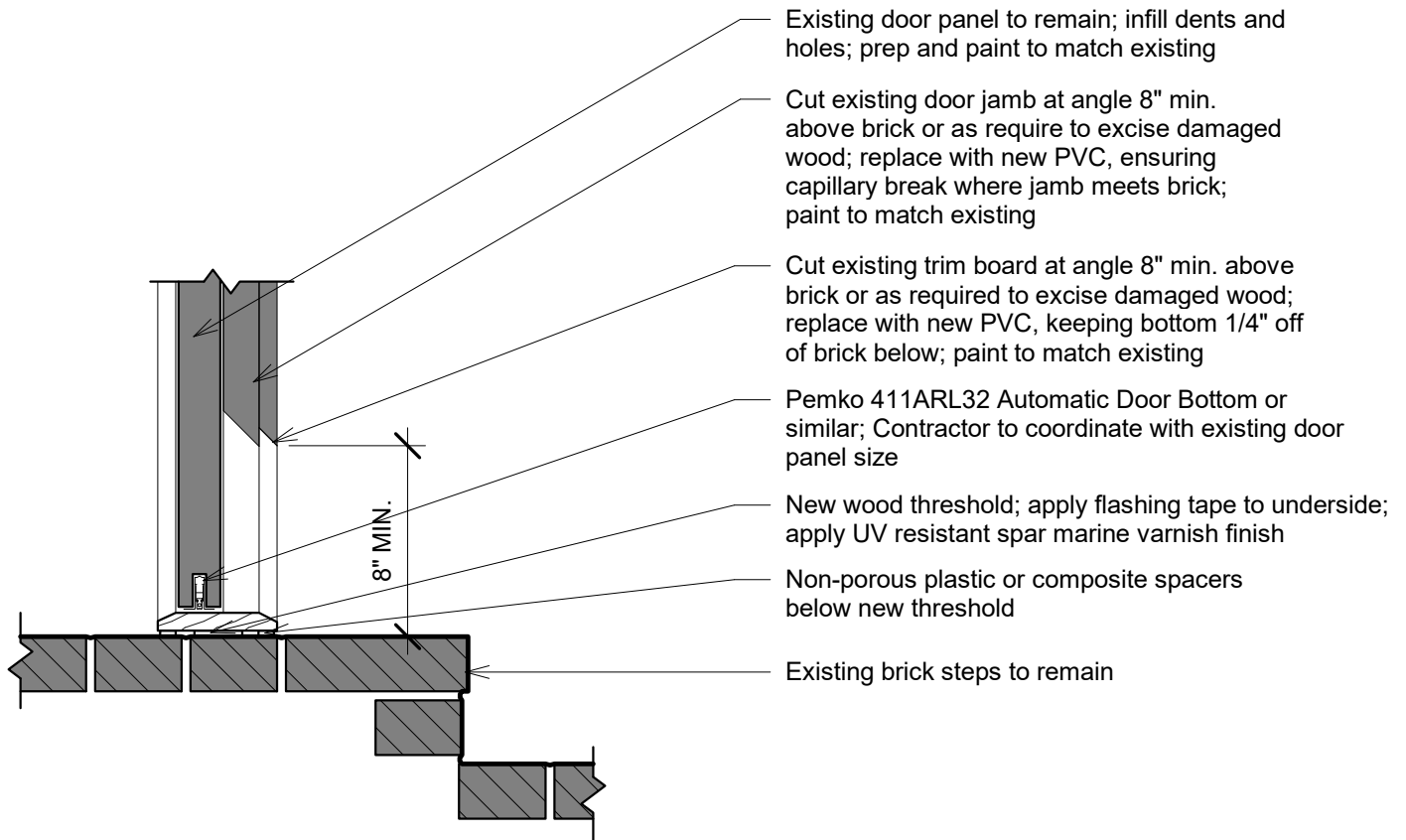


APPENDIX A

ARCHITECTURAL DRAWINGS



2 Detail @ Vestibule Panel Base  
 1 1/2" = 1'-0"



1 Detail @ Vestibule Door Threshold and Jamb  
 1 1/2" = 1'-0"

No.	Description	Date

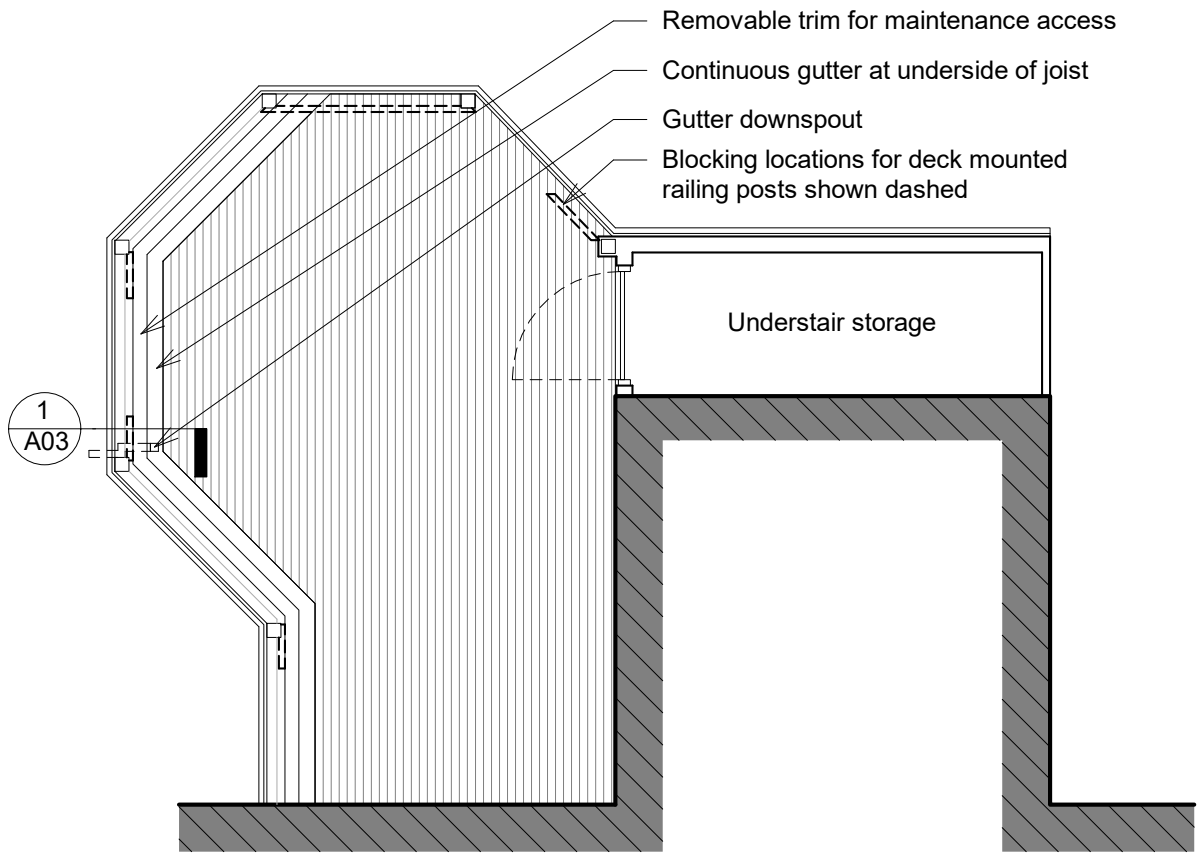


**Patalas/Schaffer Residence**  
 596 Pleasant Street  
 Belmont, MA

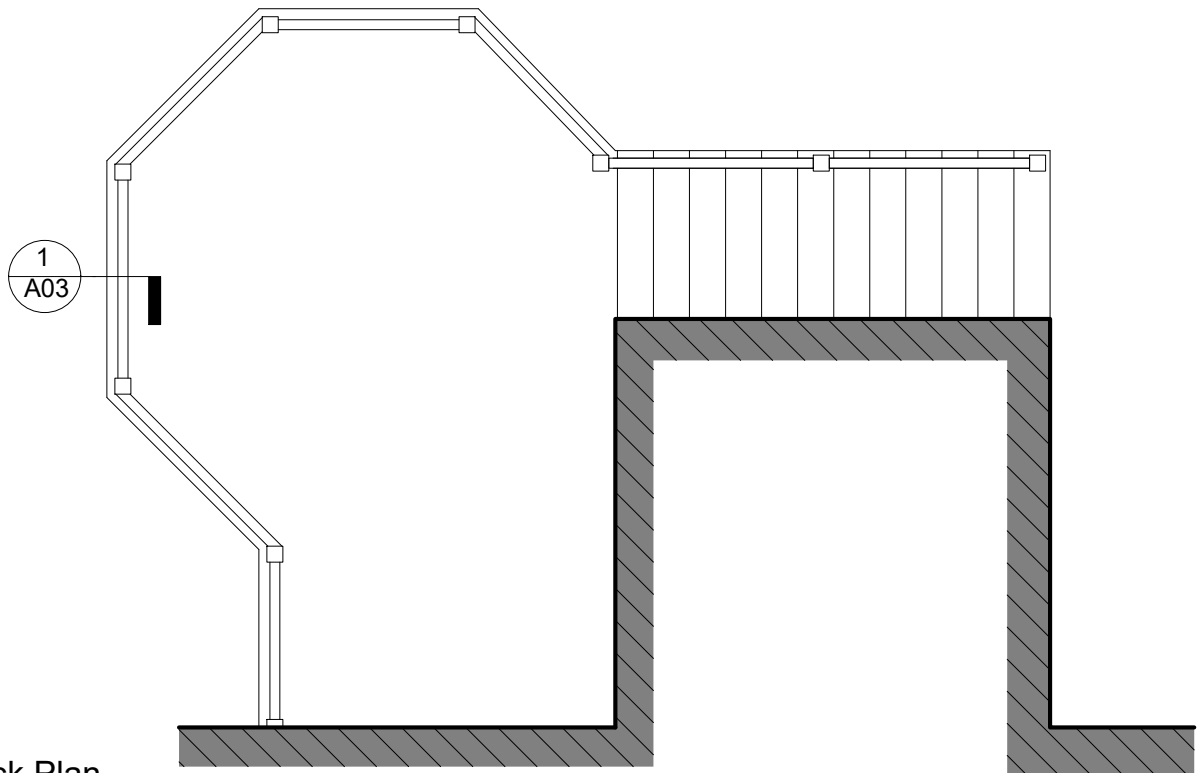
**Vestibule Repair - Details**

Prepared by: DO  
 Date: 03-25-2022

**A01**



2 Under Deck Reflected Ceiling Plan  
1/4" = 1'-0"



1 Deck Plan  
1/4" = 1'-0"

No.	Description	Date

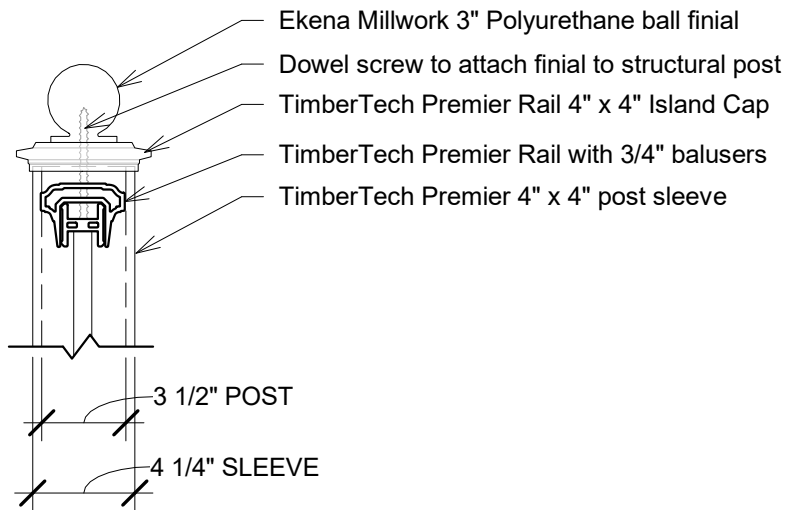


**Patalas/Schaffer Residence**  
596 Pleasant Street  
Belmont, MA

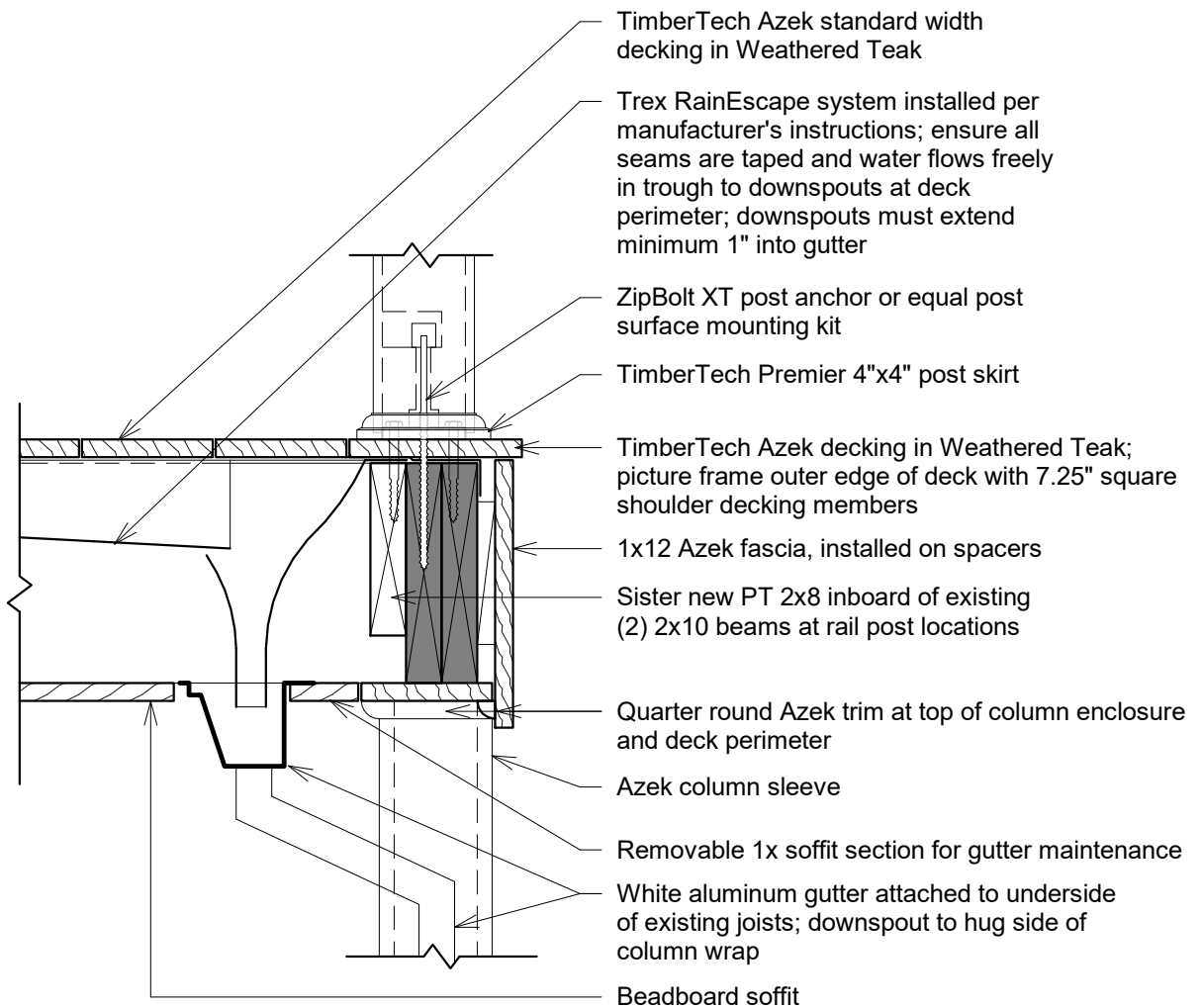
**Deck Plans**

Prepared by: DO  
Date: 03-25-2022

**A02**



2 Detail @ Railing Cap  
 1 1/2" = 1'-0"



1 Detail @ Deck Edge  
 1 1/2" = 1'-0"

No.	Description	Date



Patalas/Schaffer Residence  
 596 Pleasant Street  
 Belmont, MA

Deck Details

Prepared by: DO  
 Date: 03-25-2022

A03