



Town Belmont
Historic District Commission
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478

OFFICE USE
Case Number: HDC - 25-13

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: 548 Pleasant St
 Property Owner's Name: Matt Schorewald
 Address: 548 Pleasant St
 Email: Matt.Schorewald@gmail.com Phone: 303-884-8261

Agent Name: _____
 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: Everstone Inc

2. BRIEF DESCRIPTION OF PROPOSED WORK:

- Replacement of existing concrete steps and walkway with pavers
- Replacement ~~of~~ of existing patio with pavers

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 548 Pleasant St
- 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: 9/1/25

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: 9/1/25

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

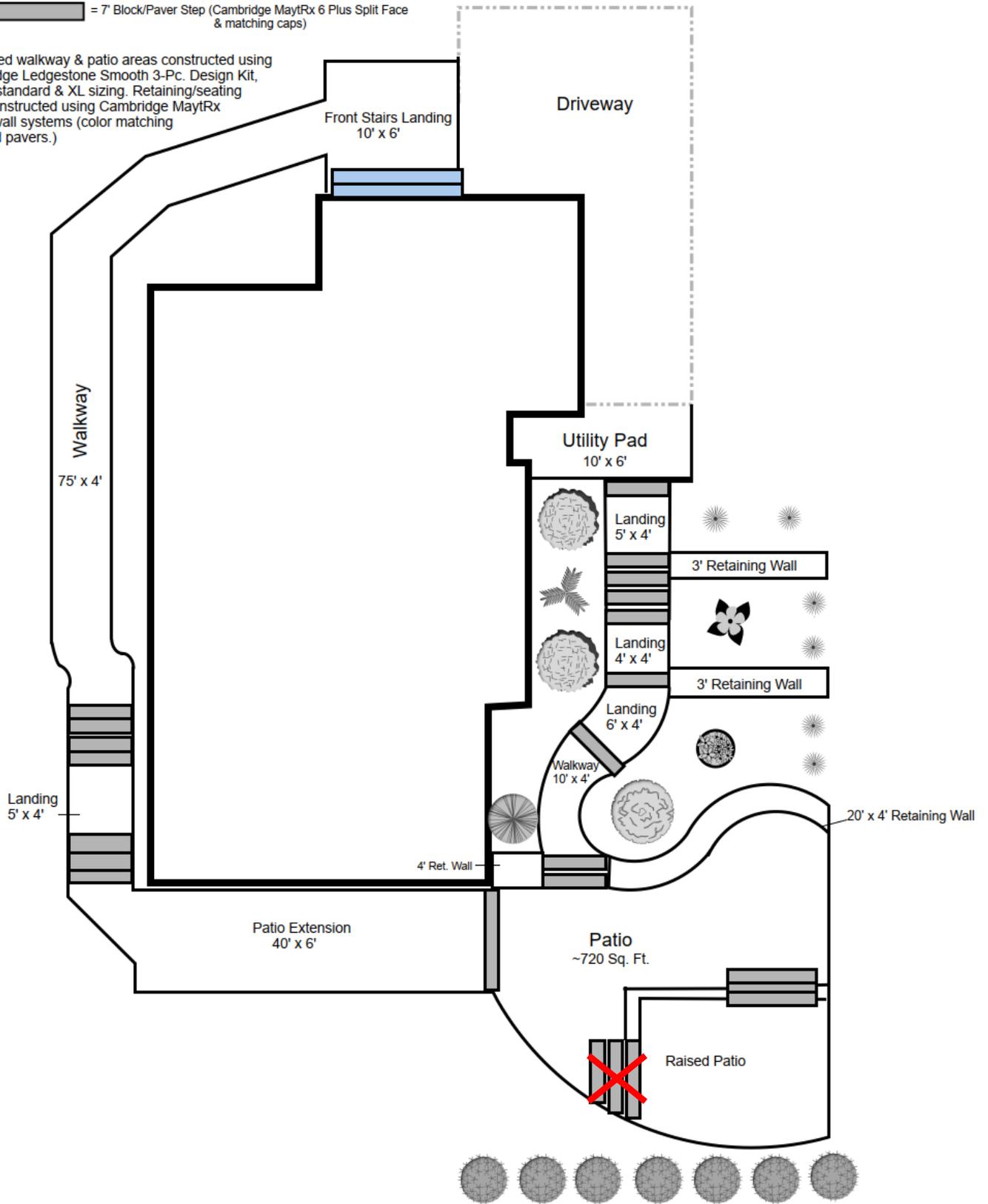
Certificates of Appropriateness expire one (1) year from the date of issue

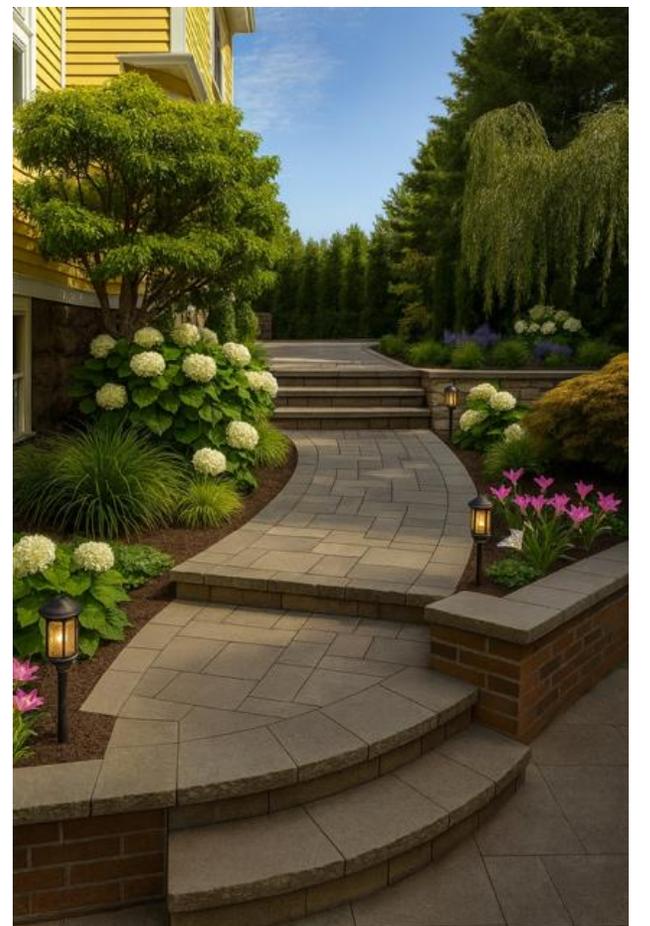
Approved August 10, 2021

 = 7" Natural Stone Step (2" Granite cap, natural veneer finish)

 = 7" Block/Paver Step (Cambridge MaytRx 6 Plus Split Face & matching caps)

*All paved walkway & patio areas constructed using Cambridge Ledgestone Smooth 3-Pc. Design Kit, in both standard & XL sizing. Retaining/seating walls constructed using Cambridge MaytRx 6 Plus wall systems (color matching selected pavers.)







(NOTE: No built in fire table in the actual plan)



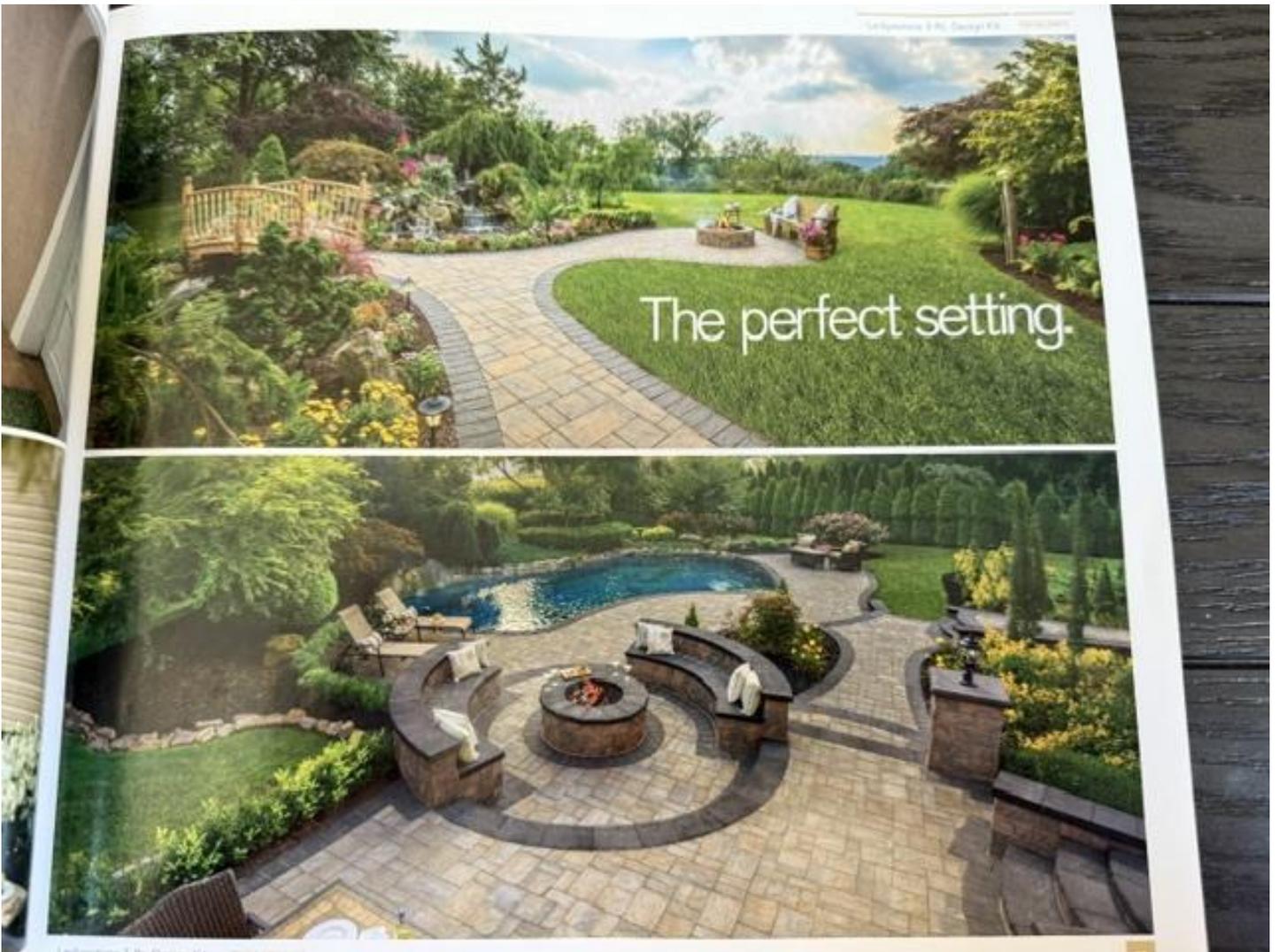
Materials

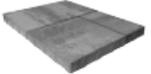


Left – Tread for front steps
Bottom – Veneer for front steps



Cambridge Pavers – Toffee/Onyx



	LEDGESTONE 3-PC. DESIGN KIT	LEDGESTONE SMOOTH 3-PC. DESIGN KIT	LEDGESTONE XL 3-PC. DESIGN KIT	XL SMOOTH 3-PC. DESIGN KIT
PAVINGSTONE SHAPE				
ACTUAL SIZE (inches) 2 3/8 Thick - unless noted	9 3/32 x 13 5/8 - 50 pcs. 9 3/32 x 9 3/32 - 60 pcs. 4 17/32 x 9 3/32 - 130 pcs.	9 3/32 x 13 5/8 - 50 pcs. 9 3/32 x 9 3/32 - 60 pcs. 4 17/32 x 9 3/32 - 130 pcs.	15 3/4 x 23 5/8 - 20 pcs. 15 3/4 x 15 3/4 - 30 pcs. 7 7/8 x 15T	15 3/4 x 23 5/8 - 20 pcs. 15 3/4 x 15 3/4 - 30 pcs. 7 7/8 x 15 3/4 - 30 pcs.
WEIGHT PER CUBE (lbs.)	3,078	3,078	3,538 (Pallet Incl.)	3,538 (Pallet Incl.)
SQUARE FT. PER CUBE	114	114	129	129
PIECES PER CUBE	240	240	80	80
PRICE PER SQUARE FOOT	Standard	Standard	Standard	Standard
	Color Plus	Color Plus	Color Plus	Color Plus
	Premier	Premier	Premier	Premier

	LEDGESTONE 6X9	LEDGESTONE 4 1/2X9	LEDGESTONE SMOOTH 4 1/2X9	LEDGESTONE 18 X 18	LEDGESTONE SMOOTH 18X18
PAVINGSTONE SHAPE					
ACTUAL SIZE (inches) 2 3/8 Thick - unless noted	6 x 9	4 17/32 x 9 3/32	4 17/32 x 9 3/32	18 3/16 x 18 3/16	18 3/16 x 18 3/16
WEIGHT PER CUBE (lbs.)	3,051	3,030	3,030	2,411 (Pallet Incl.)	2,411 (Pallet Incl.)
SQUARE FT. PER CUBE	113	114 (Linear Ft. • Soldier: 151 / Sailor: 303.1)	114 (Linear Ft. • Soldier: 151 / Sailor: 303.1)	88	88
PIECES PER CUBE	300	400	400	40	40
SQUARE FT. PER BAND	22.6	22.8	22.8	44	44
PIECES PER BAND	60	80	80	20	20
BANDS PER CUBE	5	5	5	2	2
PRICE PER SQUARE FOOT	Standard	Standard	Standard	Standard	Standard
	Color Plus	Color Plus	Color Plus	Color Plus	Color Plus
	Premier	Premier	Premier	Premier	Premier

	XL SMOOTH 15 3/4X23 5/8	24X24 SMOOTH (Rooftop Paver)	XL SMOOTH 24X36	BRICK ALLEY
PAVINGSTONE SHAPE				
ACTUAL SIZE (inches) 2 3/8 Thick - unless noted	15 3/4 x 23 5/8	2" Thick 24" x 24"	23 5/8 x 35 7/16	2 5/8 x 7 7/8
WEIGHT PER CUBE (lbs.)	2,816 (Pallet Incl.)	2,200 (Pallet Incl.)	2,314 (Pallet Incl.)	1,855
SQUARE FT. PER CUBE	103	80	81	67 (Linear Ft. • Soldier: 102.4 Sailor: 307.1)
PIECES PER CUBE	40	20	14	468
SQUARE FT. PER BAND	51.5	40	40.5	11.1
PIECES PER BAND	20	10	7	78
BANDS PER CUBE	2	2	2	6
PRICE PER SQUARE FOOT	Standard	Standard	Standard	Standard
	Color Plus	Standard	Color Plus	Color Plus
		Premier	Premier	

Proposal for Hardscape Renovation

Location: 548 Pleasant St., Belmont, MA

Submitted by: Everstone Inc.

Date: 09/01/2025

1. Scope of Work

- Demolition of existing patio, steps, and walkways.
 - Installation of new interlocking Cambridge Pavers products:
 - **Walkways & Steps:** *Ledgestone Smooth 3-Pc. Design Kit*
 - **Patio:** *XL Smooth 3-Pc. Design Kit*
 - **Wall or Raised Patio (where applicable):** *MaytRx 6 Plus Double-Sided Split Face Wall Stone*
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2. Selected Materials & Specifications

a) Walkways & Steps – Ledgestone Smooth 3-Pc. Design Kit

- **Collection:** Sherwood Collection
- **Design:** Three-piece modular kit with large square and rectangular units; no set pattern required (cambridgepavers.com)
- **Sizes (actual):** ~9 3/32" × 13 5/8", 9 3/32" × 9 3/32", and 4 17/32" × 9 3/32" (cambridgepavers.com)
- **Available Colors:** Driftwood; Limestone Quarry Blend; **Onyx/Natural**; Platinum; Sahara/Chestnut/Lite; Sandstone Blend; Sandstone Lite; Stone Harbor; **Toffee/Onyx/Lite** (special order) (cambridgepavers.com)

b) Patio – XL Smooth 3-Pc. Design Kit

- **Collection:** Sherwood Collection
- **Design:** Large-scale three-piece kit with sleek, smooth surface; pattern installed randomly with no set layout (cambridgepavers.com)

- **Sizes (actual):** 15 3/4" × 23 5/8", 15 3/4" × 15 3/4", and 7 7/8" × 15 3/4" (cambridgepavers.com)
- **Note:** Not suitable for vehicular applications (cambridgepavers.com)
- **Available Colors:** Bluestone Blend; Driftwood; Limestone Quarry Blend; Limestone Quarry Blue; **Onyx/Natural**; Platinum; Sahara/Chestnut/Lite; Sandstone Blend; Sandstone Lite; Stone Harbor; **Toffee/Onyx/Lite** (cambridgepavers.com)

c) Wall System (where applicable) – MaytRx 6 Plus Double-Sided Split Face

- **Collection:** MaytRx Collection
- **Description:** Durable, textured wall stone ideal for retaining walls, seating walls, raised patios, and landscaping features (cambridgepavers.com)
- **Sizes:** 6" high x 10" deep; face lengths vary (front: 10" / rear: 12"; front: 6" / rear: 10"; front: 8" / rear: 4"; front: 10" / rear: 8") (cambridgepavers.com)
- **Available Colors:** Limestone Quarry Blend; **Onyx/Natural**; Platinum; Sahara/Chestnut; Sahara/Chestnut/Lite; Sandstone; Stone Harbor; Toffee/Onyx; **Toffee/Onyx/Lite** (cambridgepavers.com)

3. Proposed Layout & Design Intent

Walkways & Steps

- **Material:** LedgeStone Smooth 3-Pc. Design Kit
- **Pattern:** Random installation for a natural, historic look
- **Color Choice (to be confirmed):** Suggest *Onyx/Natural* or *Toffee/Onyx Lite* to complement existing architectural tones
- **Application:** Front entry walkway and steps—random, three-piece pattern for visual interest and historic appeal

Patio

- **Material:** XL Smooth 3-Pc. Design Kit
- **Pattern:** Random selection across oversized pavers for a balanced blend of texture
- **Color Choice (to be confirmed):** Suggest *Onyx/Natural* or *Toffee/Onyx Lite* to complement existing architectural tones

- **Area:** Approx. [30 ft x 24 ft] (to be determined based on layout plans)

Walls / Raised Patio

- **Material:** MaytRx 6 Plus Double-Sided Split Face
 - **Use Cases:** Retaining wall, seating wall, or raised planter wall that complements horizontal paving surfaces
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4. Additional Construction Details

- **Base & Bedding:** 6" compacted crushed stone base; 1" layer of washed sand or polymeric leveling mixture
 - **Edging:** In-situ installed mortar restraints to maintain stability, particularly on the patio perimeter and walkways
 - **Drainage & Grading:** Ensure proper slope away from the building and integrate subsurface drainage where necessary (e.g., French drain or dry well)
 - **Surface Finish:** Natural texture of ArmorTec surface provides traction; steps designed to meet code (7" riser / 12" tread typical)
 - **Lighting (Optional):** Low-voltage step or path lighting to enhance safety and evening appeal
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5. Historic Review Considerations & Design Intent

- **Historical Compatibility:** The Cambridge Sherwood Collection pavers closely emulate the aesthetic of traditional bluestone and cut stone, supporting compatibility with existing architecture
 - **Visual Integrity:** The random installation of modular pavers maintains a handcrafted, irregular appearance respectful of period style
 - **Durability & Function:** ArmorTec's surface finish ensures long-term wear resistance and safety without sacrificing appearance
 - **Reversibility:** No permanent disturbance to historic fabric—installation occurs around original footprints, and materials are reversible if necessary
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6. Supporting Documentation (separate attachment)

- **Layout Drawings:** Plan view of proposed area layout (Drawing L-1)
 - **Material Samples:** Physical Paver Samples
 - **Product Cut Sheets:** Cambridge specification sheets for all three products (pgs. 6 & 11)
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7. Timeline & Contractor Info

- **Contractor:** Everstone Inc.
 - **Timeline:** Approx. 7-11 weeks (weather & Commission approval permitting)
 - **Compliance:** Fully licensed and insured; scope **excludes** structural alterations to the building
 - **Minimal Disruption:** Existing landscape preserved where possible; excavation limited to current hardscape footprint
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8. Contact Information

- **Name:** Jason Resendes
 - **Company:** Everstone Inc.
 - **Phone:** (774) 999-9118
 - **Email:** contact@everstone.rocks
 - **Website:** www.everstone.rocks
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