

GREGORY LOMBARDI DESIGN

Landscape Architecture

19 January 2022

Knight Residence
504 Concord Avenue
Belmont, MA

RE: HDC Approval Extension Request for HDC Case 21-03 and Case 21-04

Dear Belmont Historic District Commission,

We would like to request a one year extension to the two approvals we received from the Commission in February 2021. The two cases are 19-08 and 20-02. There are no changes to either proposal; they remain exactly as submitted previously.

The projects have been delayed due to Covid 19 and a variety of related challenges.

We are resubmitting all of the original application materials, including written descriptions, as part of this submission.

Thank you,



Stephen Knight



Stephen K. Hart

Hart Associates Architects, Inc.



Elizabeth Kenrick

Gregory Lombardi Design Incorporated



**OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT**

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

BELMONT HISTORIC DISTRICT COMMISSION

CASE NUMBER: HDC Case 21-03, Case 21-04

APPLICANT: STEPHEN C. KNIGHT

PROPERTY: 504 CONCORD AVENUE

PUBLIC HEARING: February 9, 2021

Dear Mr. Knight,

This letter is to inform you that the Historic District Commission (HDC) voted unanimously to grant a third one-year extension on the Certificate of Appropriateness (HDC Case 20-02) originally granted on January 10, 2017, and subsequently extended on February 13, 2018, February 28, 2019, and January 14, 2020. Additionally, they HDC voted to grant a second one-year extension on the Certificate of Appropriateness originally granted on February 28, 2019 (HDC Case 19-08) and subsequently extended on January 14, 2020.

Please note that this extension is only for the approved scope of work outlined and conditioned on the original Certificates. Any revisions to the scope will require additional review and approval by the HDC.

If work has not commenced by February 9, 2022, you will need to file for an additional one-year extension prior to expiration. Note both cases (HDC Case 16-12 and HDC case 19-02) have been combined in to one case, HDC Case 20-02).

A copy of the original Certificates of Appropriateness is attached with this letter, both of which are also held on file with the Office of Community Development.

On behalf of the Historic District Commission,

Office of Community Development

BELMONT HISTORIC DISTRICT

FOR OFFICE USE ONLY
2017 JAN -5 PM 6:04



Historic District Commission
Town Hall
Belmont, Mass. 02478

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made for the issuance of a Certificate of Appropriateness under the provisions of the General Laws, Chapter 40C amended and the Belmont By-laws, Article 15, a copy of which is in the office of the Town Clerk.

Application No. _____
Received _____ By _____
Hearing Date 12/13/16, continued
Application Returned to 1/10/17
Approved 1/10/17 as per amendment + conditions stated below. *Lauren Orm*

SEE INSTRUCTIONS ATTACHED - TYPE OR PRINT

1. ADDRESS 501 CONCORD AVENUE PRECINCT 3
2. NAME OF BUSINESS OR PROPERTY KNIGHT RESIDENCE

3. APPLICANT GREGORY LOMBARDI DESIGN, INC. Phone 617.492.2808
Address 2235 MASSACHUSETTS AVE, CAMBRIDGE, MA Zip Code 02140
4. PROPERTY OWNER* STEPHEN AND LISA KNIGHT Phone 617.231.2401
Address 50A CONCORD AVE, BELMONT, MA Zip Code 02478
5. ARCHITECT (if applicable) HART ASSOCIATES ARCHITECTS Phone 617.489.0030
Address 50 CHURCH ST, BELMONT, MA Zip Code 02478
6. CONTRACTOR (if applicable) R.P. MARZILLI AND CO. Phone 908.533.8700
Address 21 TROTTER DR, MEDWAY, MA Zip Code 02053

7. BRIEF DESCRIPTION OF ALL PROPOSED WORK. (This description provides the basis for the Commission's decision; it must clearly represent the entirety of the project. Use additional pages as necessary.)

LANDSCAPE SITE IMPROVEMENTS, INCLUDING RECONSTRUCTION OF STAIRS TO FRONT ENTRANCE OF RESIDENCE AND SUBTERRANEAN GARAGE/CROTTO. The certificate is amended as follows: New subterranean garage with brick and stone facade, painted wood doors, stone balustrade; landscaped stone walls, stone and gravel pavers, all shown on attached drawings submitted January 10, 2017 by Gregory Lombardi Landscape Design and Hart Associates, Architects. Additional product materials related to wood garage doors and exterior lighting should be submitted prior to construction.

8. Does the proposed work require other permits or approvals (other than a building permit)? If yes, indicate: To be confirmed by office of Community Development.
N/A

9. DOCUMENTATION ATTACHED (see instructions):

A. Photographs
B. Site Plan
C. Floor Plans
D. Roof Plan
E. Elevations & Sections
F. Detail Drawings

G. Manufacturer's product literature/specifications
H. Zoning compliance/non-compliance
I. Model
J. Other _____

10. SIGNATURES - Both are required

Applicant [Signature] Date 11.16.16
Owner* [Signature] Date 11.16.16
*If property is a condominium, the Chairperson must sign.

504 Concord Avenue

Belmont, Massachusetts

Historic District Commission Submission

10 January 2017

GREGORY LOMBARDI DESIGN

Landscape Architecture



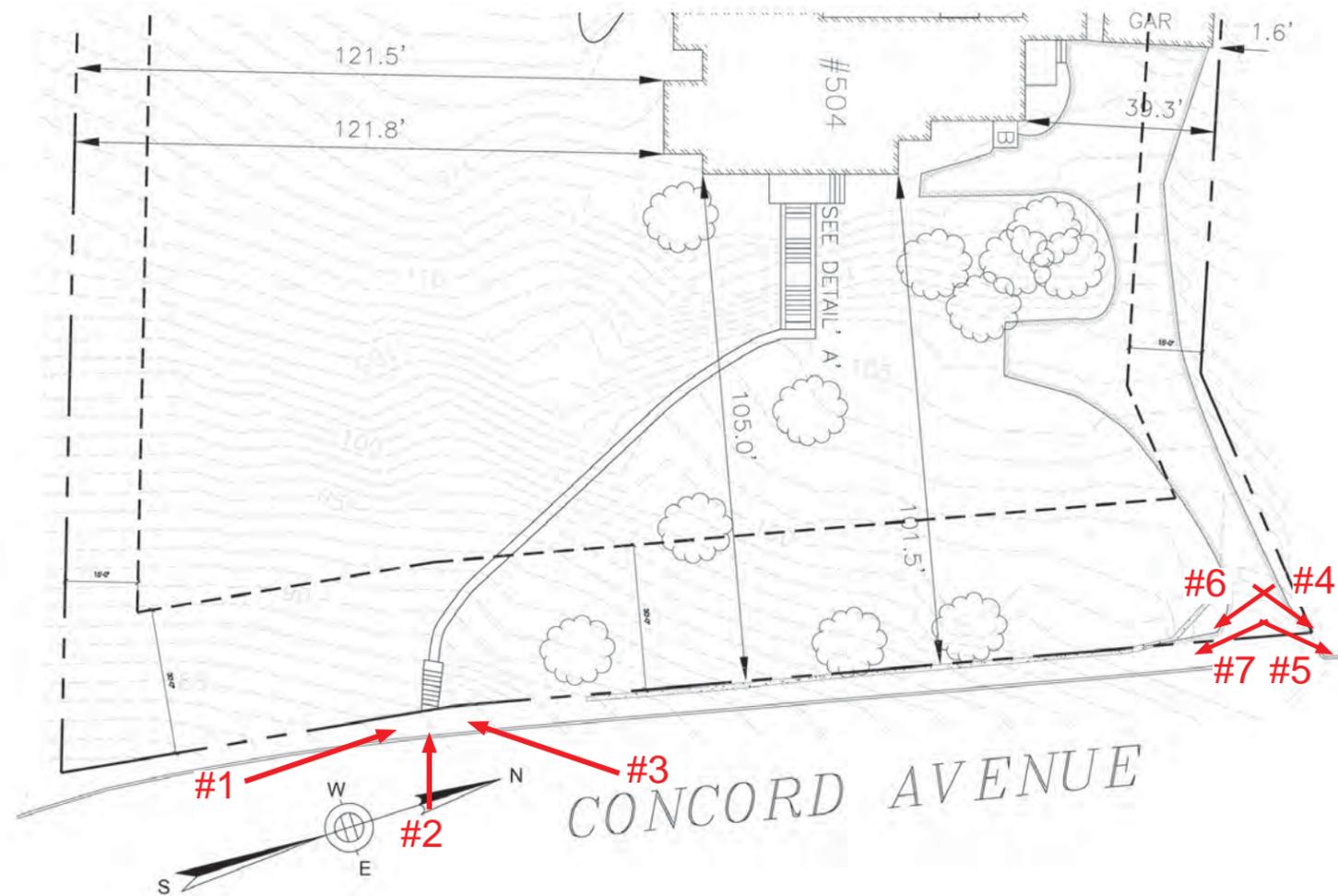
#1 LOOKING NORTH-WEST



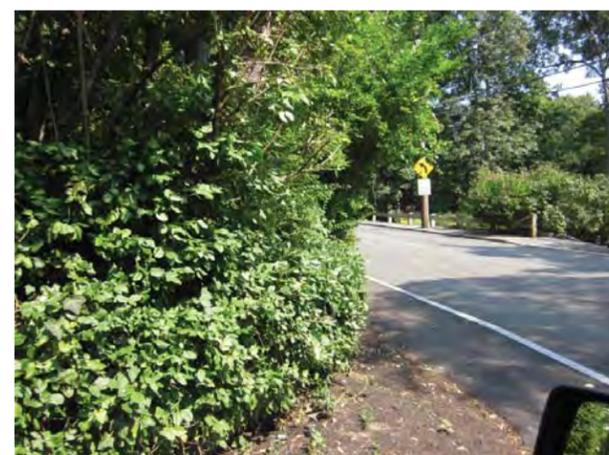
#2 LOOKING WEST



#3 LOOKING SOUTH-WEST



#7 LOOKING SOUTH-EAST



#4 LOOKING NORTH-EAST



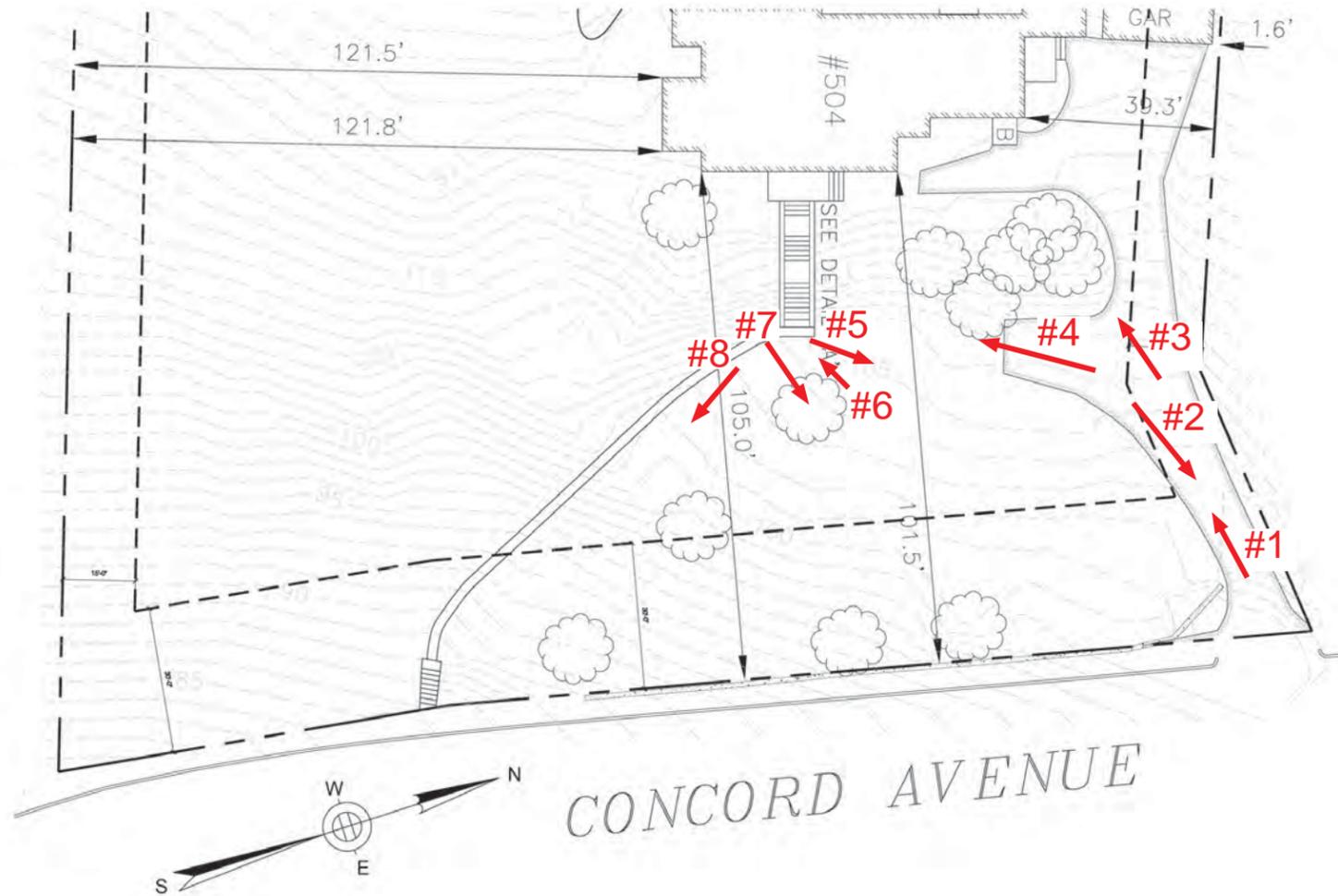
#5 LOOKING NORTH-EAST



#6 LOOKING SOUTH-EAST



#1 LOOKING WEST



#8 LOOKING SOUTH-EAST



#2 LOOKING EAST



#7 LOOKING NORTH-EAST



#3 LOOKING WEST



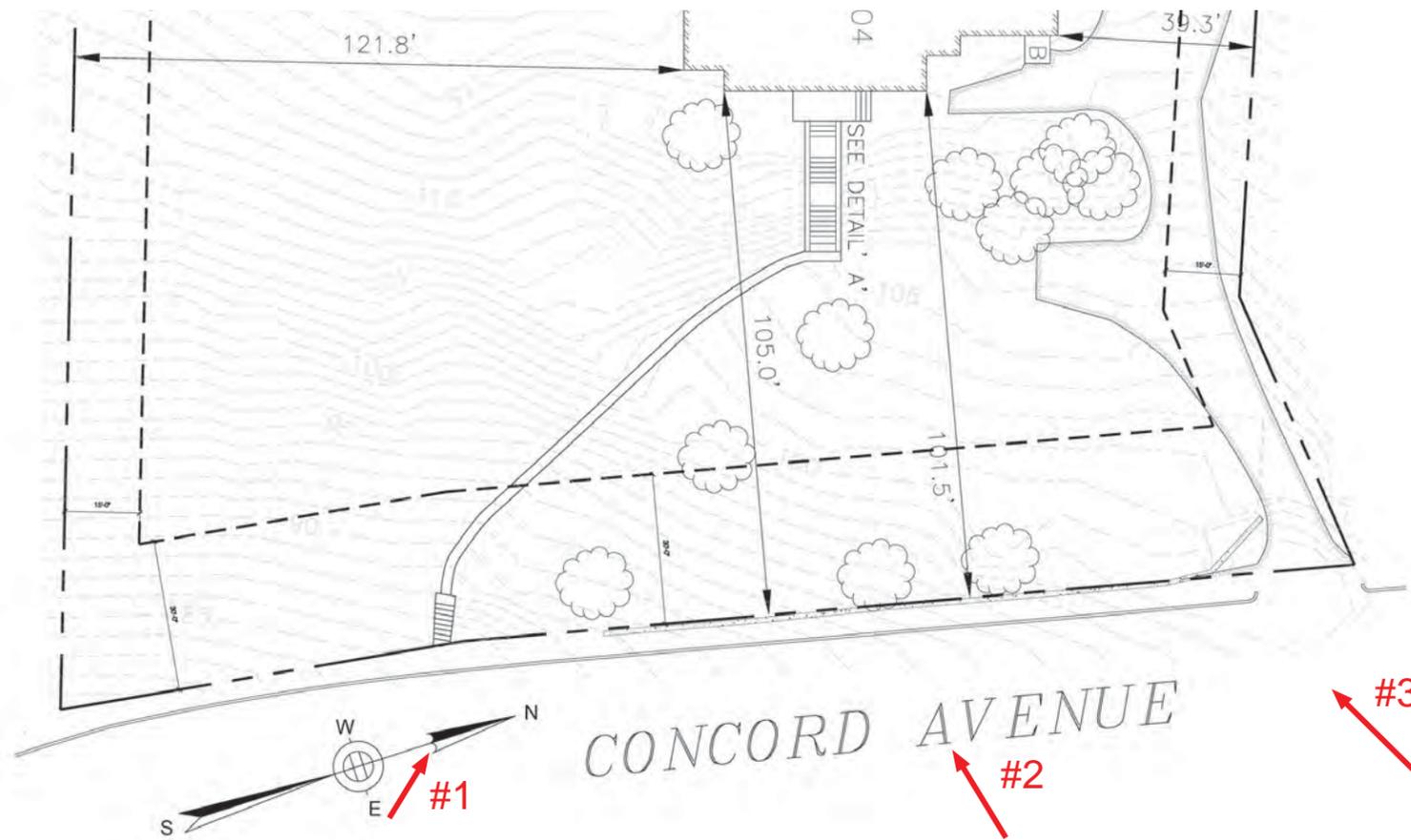
#4 LOOKING SOUTH-WEST



#5 LOOKING-NORTH EAST



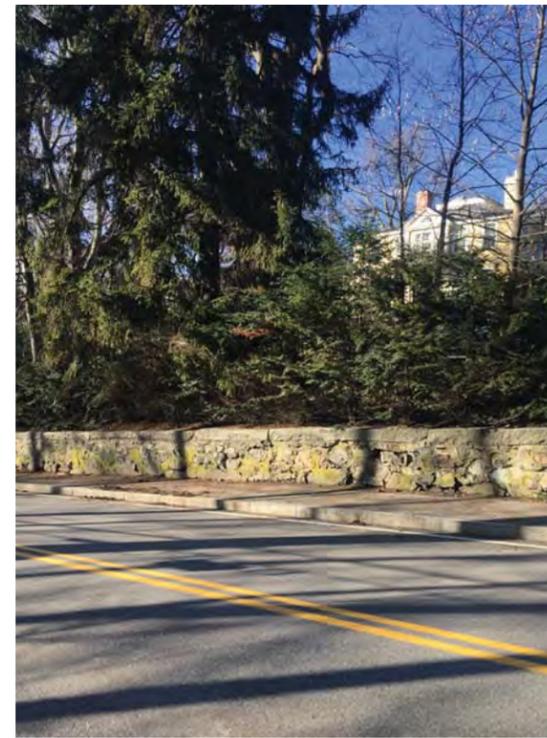
#6 LOOKING SOUTH-WEST



#1

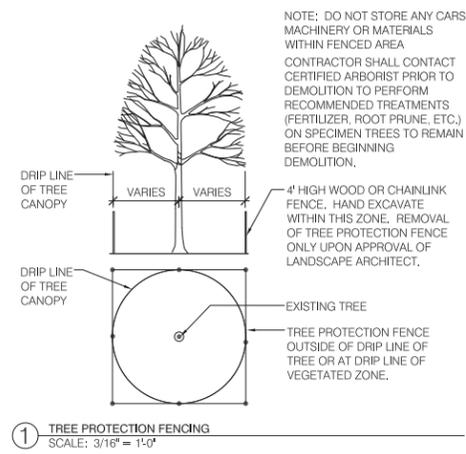
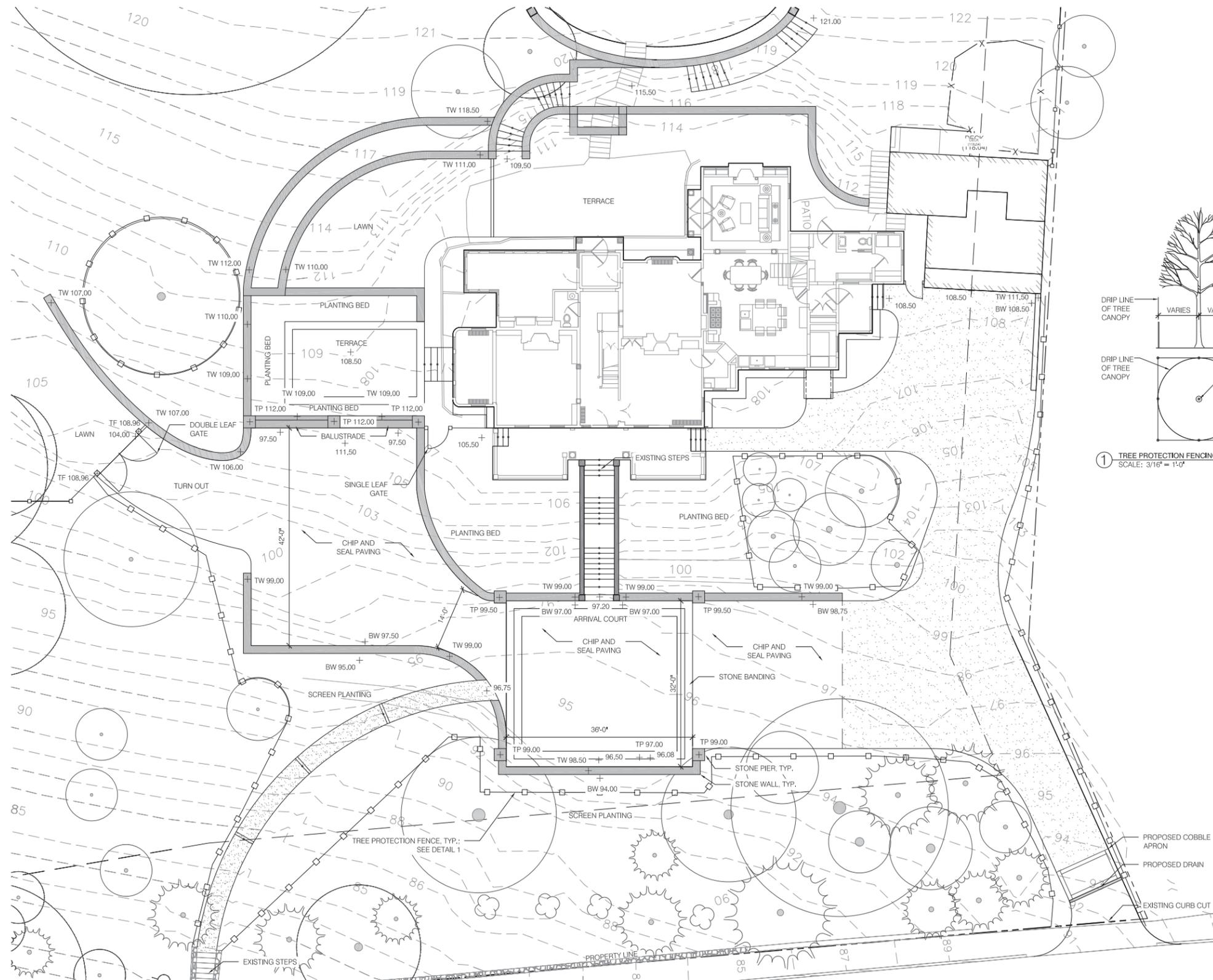


#2



#3

10 January 2017

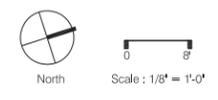


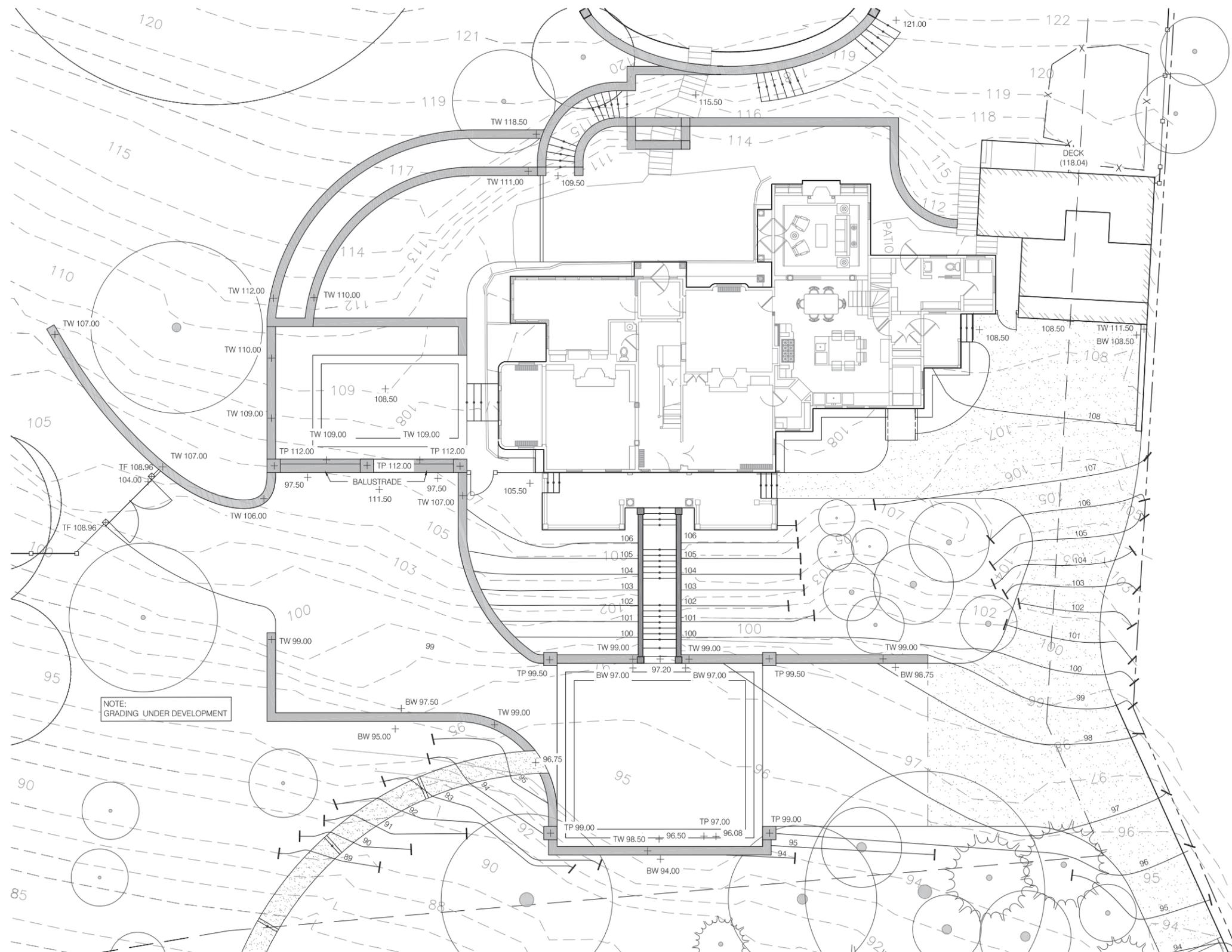
**504 Concord Avenue
Belmont, MA**

Design Development

10 January 2017

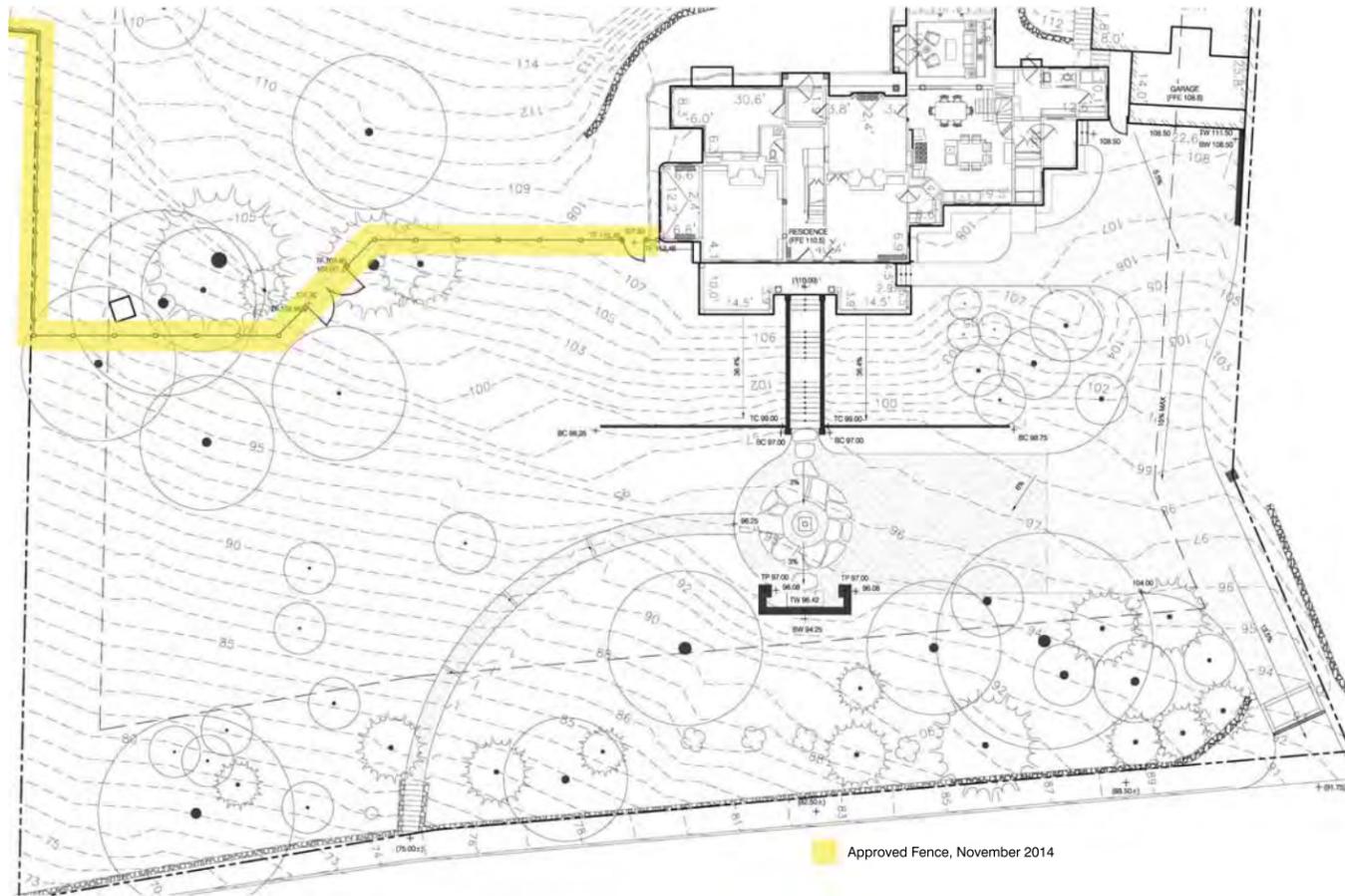
GREGORY LOMBARDI DESIGN
Landscape Architecture
2225 Massachusetts Avenue
Cambridge, Massachusetts 02140
Phone 617.492.2808 Fax 617.492.2904



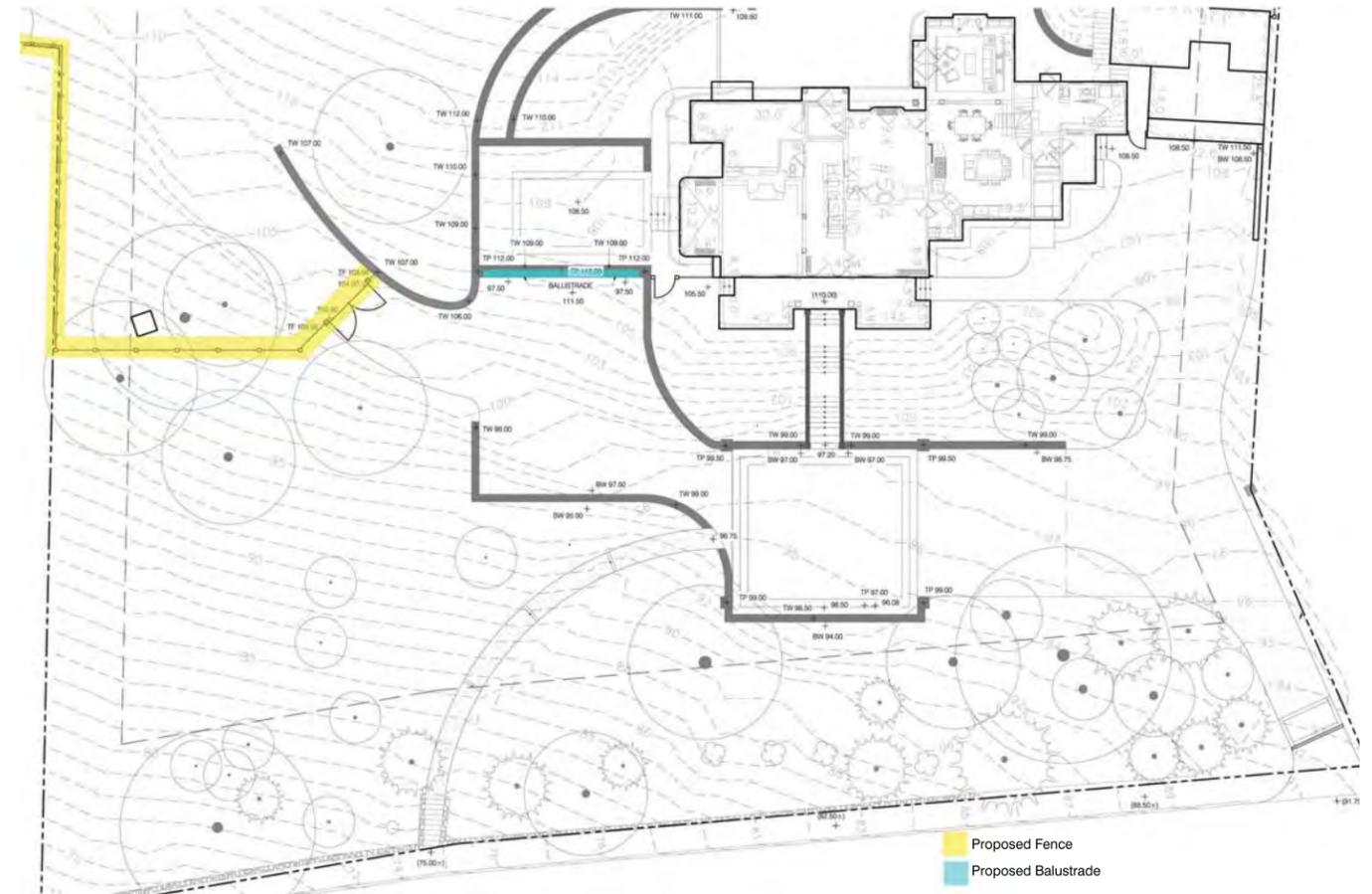


NOTE:
GRADING UNDER DEVELOPMENT

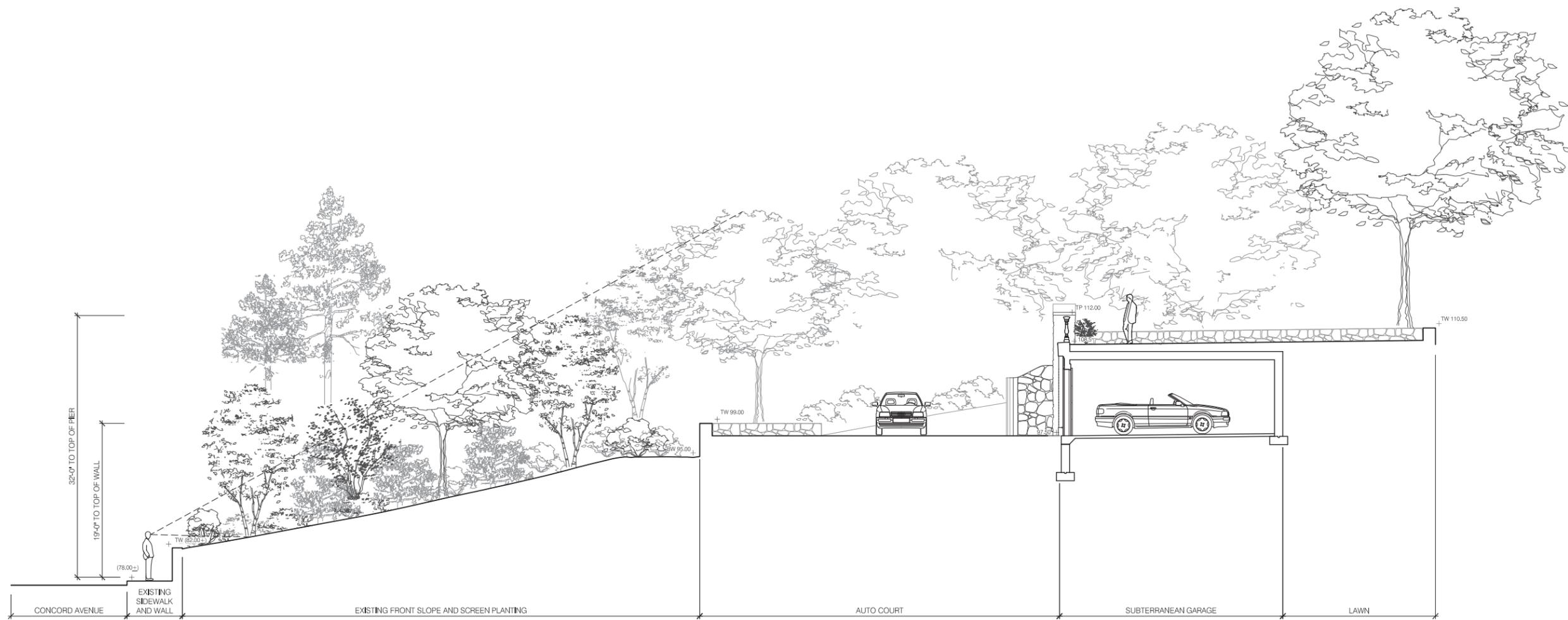
10 January 2017

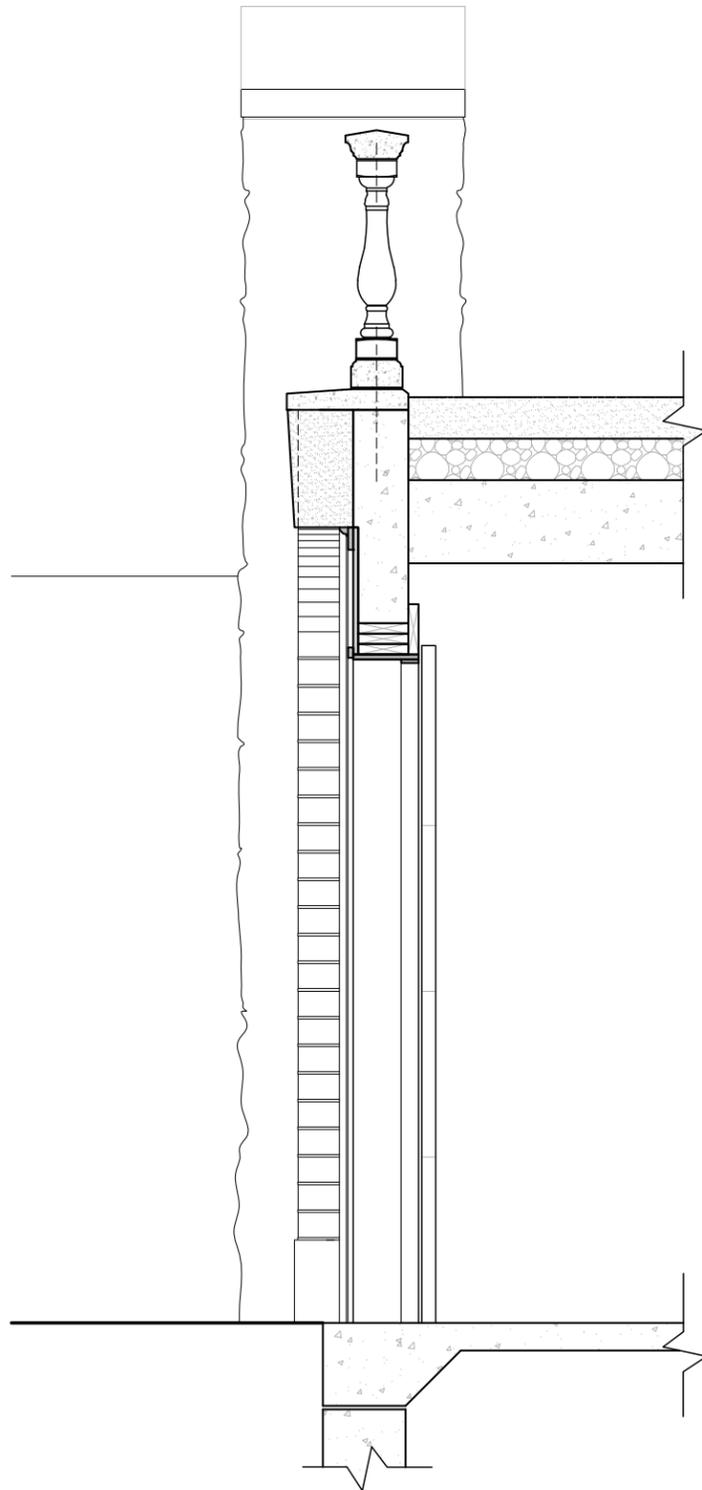


Approved Plan, November 2014

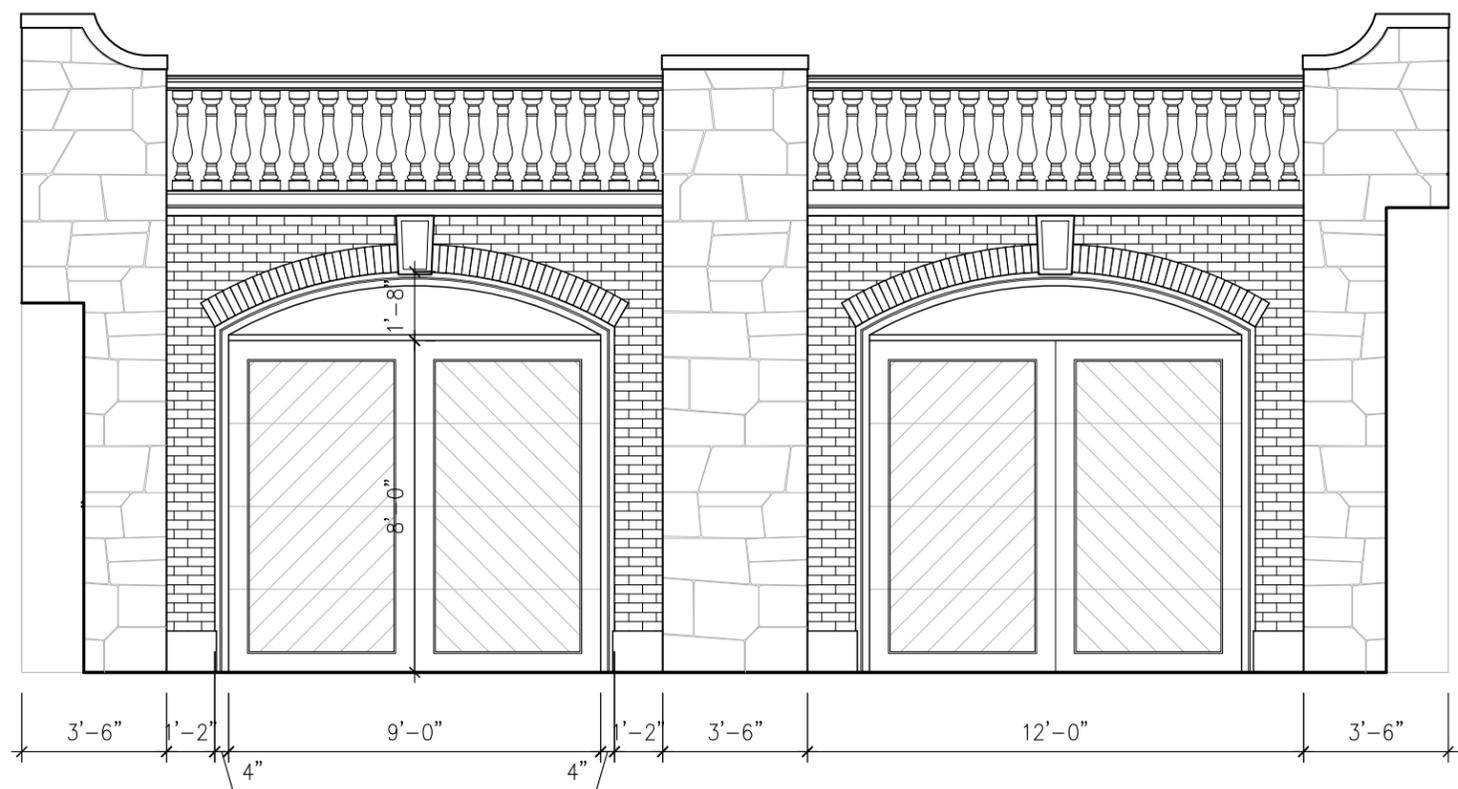


Proposed Plan, January 2017

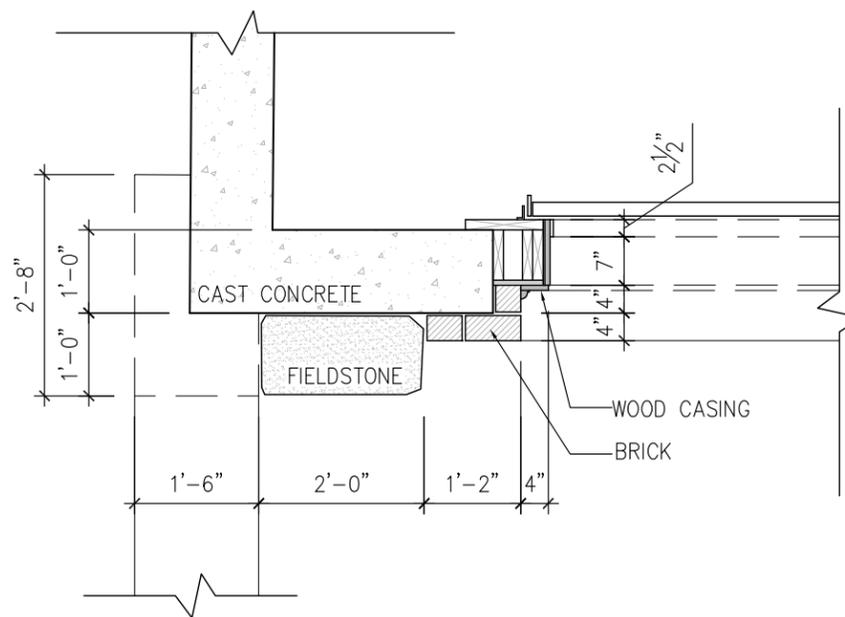




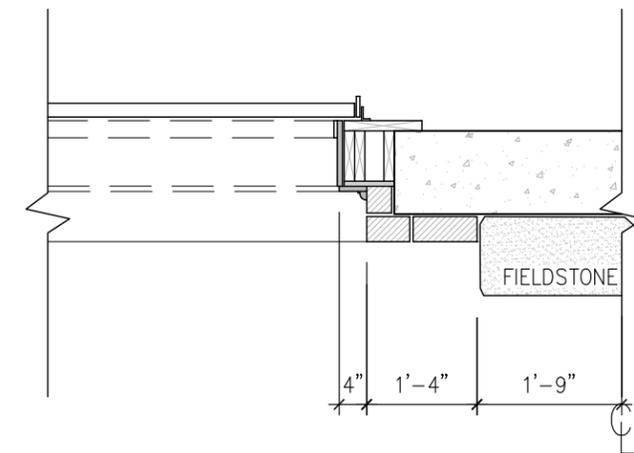
○ **ELEVATION SECTION**
SCALE: 1/2" = 1'-0"



○ **EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"



○ **PLAN SECTION**
SCALE: 1/2" = 1'-0"



ARCHITECTS

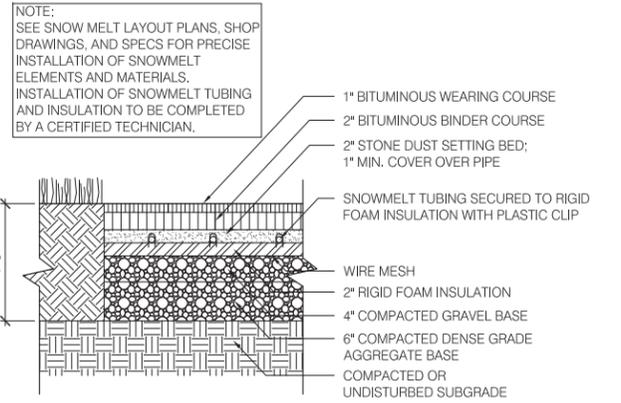
Hart Associates, Inc.

phone 617-489-0030
fax 617-489-0091
50 Church Street
Belmont, Massachusetts
02478

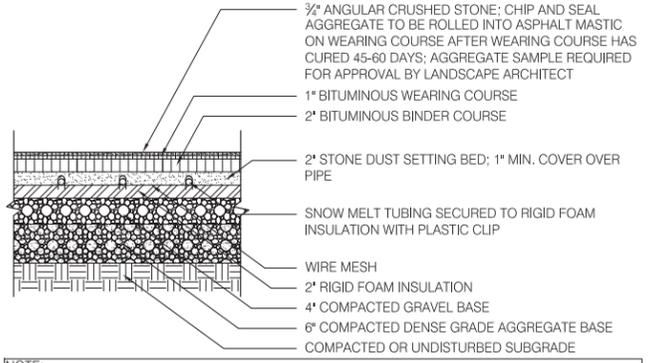
10 January 2017

Revised Arrival Court - Architectural Elevation and Sections

504 Concord Avenue | Belmont, MA

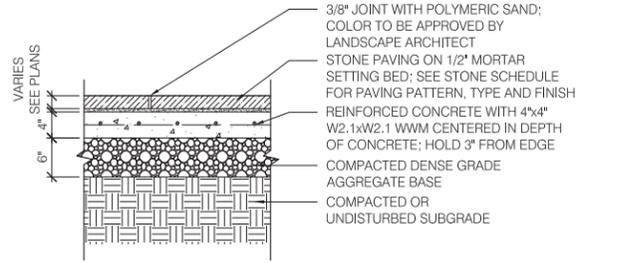


1 BITUMINOUS CONCRETE PAVING
SCALE: 1" = 1'-0" SECTION

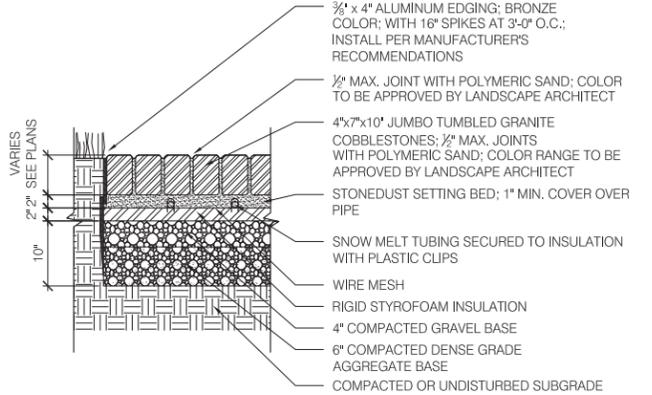


NOTE: SEE SNOW MELT LAYOUT PLANS, SHOP DRAWINGS, AND SPECIFICATIONS FOR PRECISE INSTALLATION OF SNOW MELT ELEMENTS AND MATERIALS. INSTALLATION OF SNOW MELT TUBING AND INSULATION TO BE COMPLETED BY CERTIFIED TECHNICIAN

2 CHIP AND SEAL BITUMINOUS CONCRETE PAVING
SCALE: 1" = 1'-0" SECTION

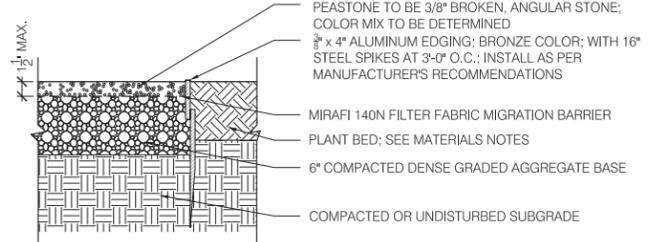


3 STONE PAVING ON CONCRETE
SCALE: 1" = 1'-0" SECTION

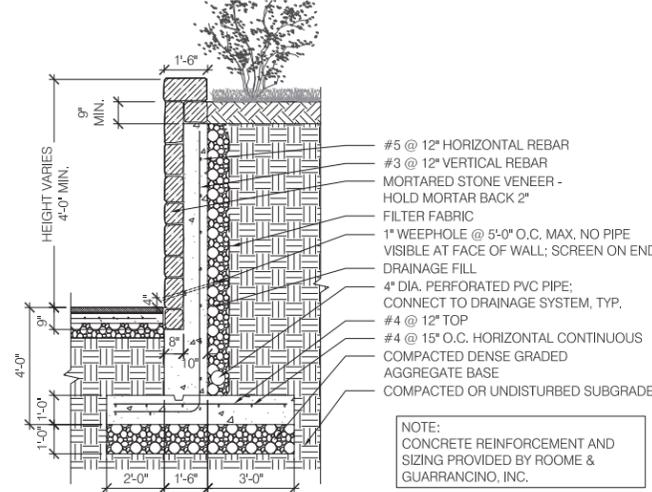


NOTE: SEE SNOW MELT LAYOUT PLANS, SHOP DRAWINGS, AND SPECIFICATIONS FOR PRECISE INSTALLATION OF SNOW MELT ELEMENTS AND MATERIALS. INSTALLATION OF SNOW MELT TUBING AND INSULATION TO BE COMPLETED BY CERTIFIED TECHNICIAN

4 COBBLE PAVING
SCALE: 1" = 1'-0" SECTION

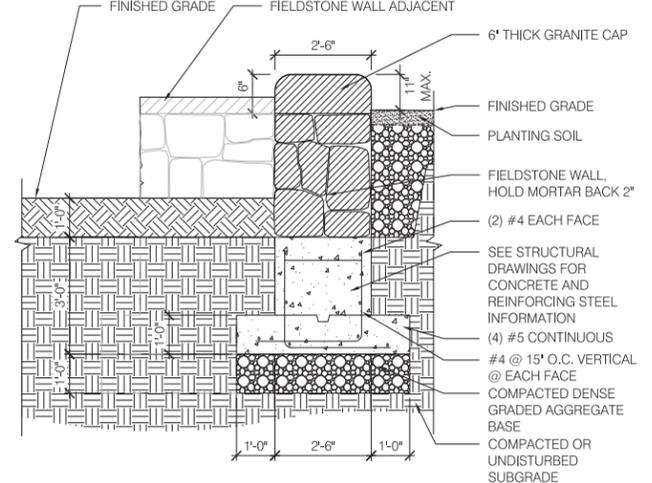


5 PEASTONE PAVING
SCALE: 1 1/2" = 1'-0" SECTION

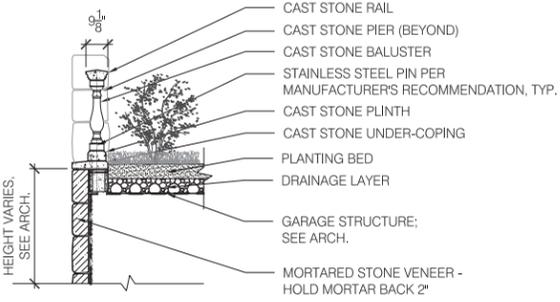


NOTE: CONCRETE REINFORCEMENT AND SIZING PROVIDED BY ROOME & GUARRANCINO, INC.

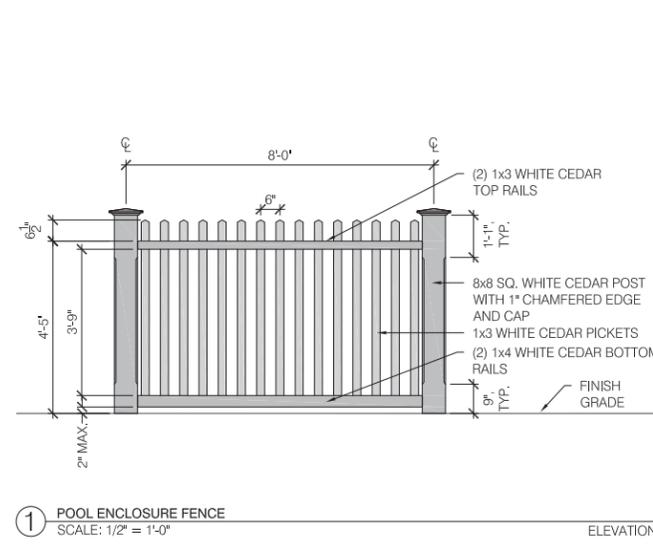
6 STRUCTURAL FIELDSTONE VENEER RETAINING WALL
SCALE: 3/8" = 1'-0" SECTION



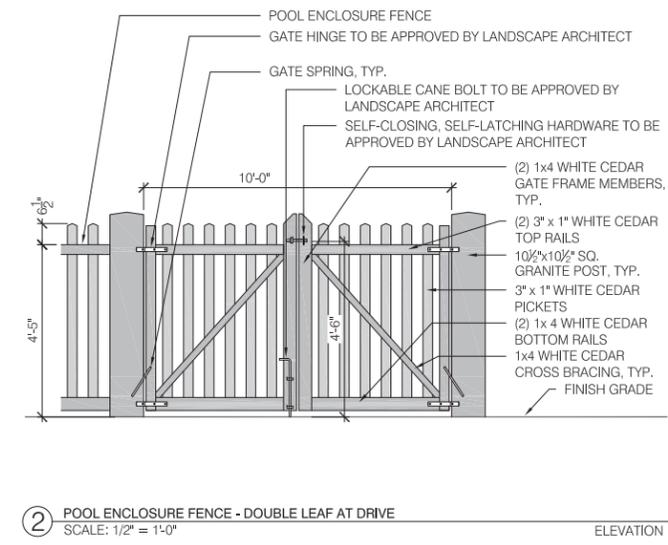
7 FIELDSTONE PIER
SCALE: 1/2" = 1'-0" SECTION



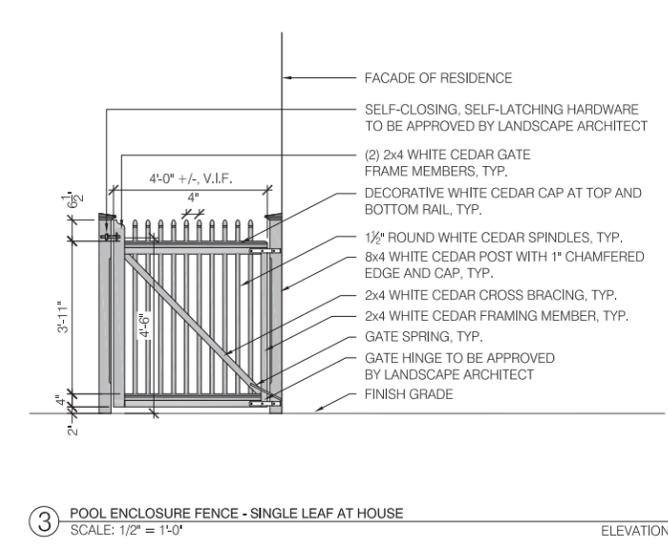
8 BALUSTRADE AT GARAGE WALL
SCALE: 3/8" = 1'-0" SECTION



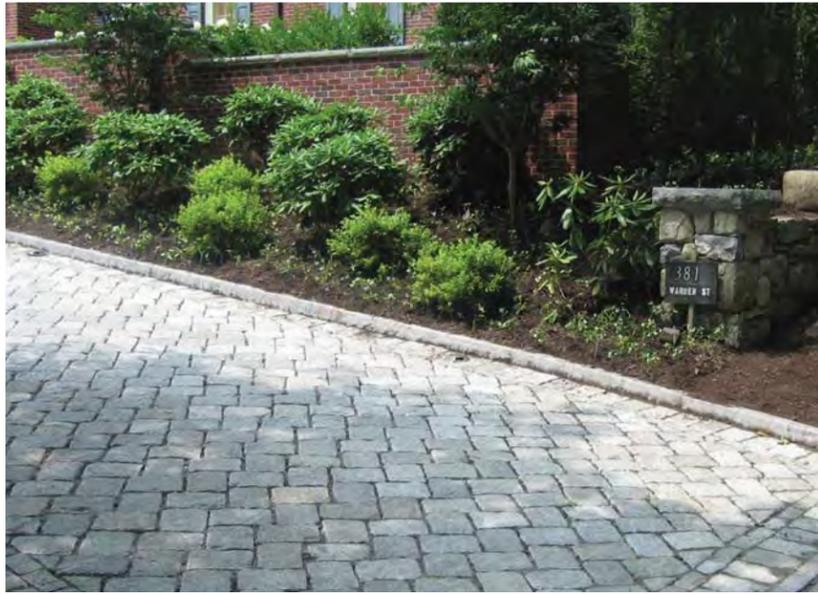
① POOL ENCLOSURE FENCE
SCALE: 1/2" = 1'-0" ELEVATION



② POOL ENCLOSURE FENCE - DOUBLE LEAF AT DRIVE
SCALE: 1/2" = 1'-0" ELEVATION



③ POOL ENCLOSURE FENCE - SINGLE LEAF AT HOUSE
SCALE: 1/2" = 1'-0" ELEVATION



Granite Cobble Stone Pavers



Pea Stone Aggregate



Chip and Seal Pea Stone Aggregate
Enlargement



Granite Cap



Stone Wall



Balustrade

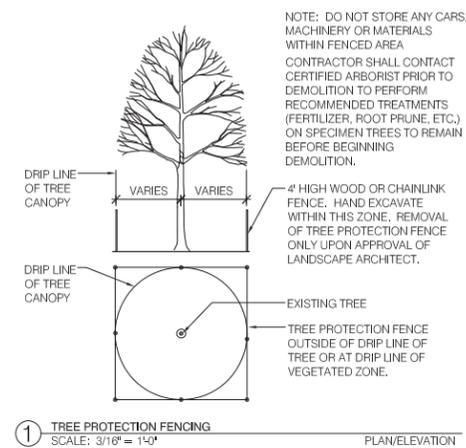
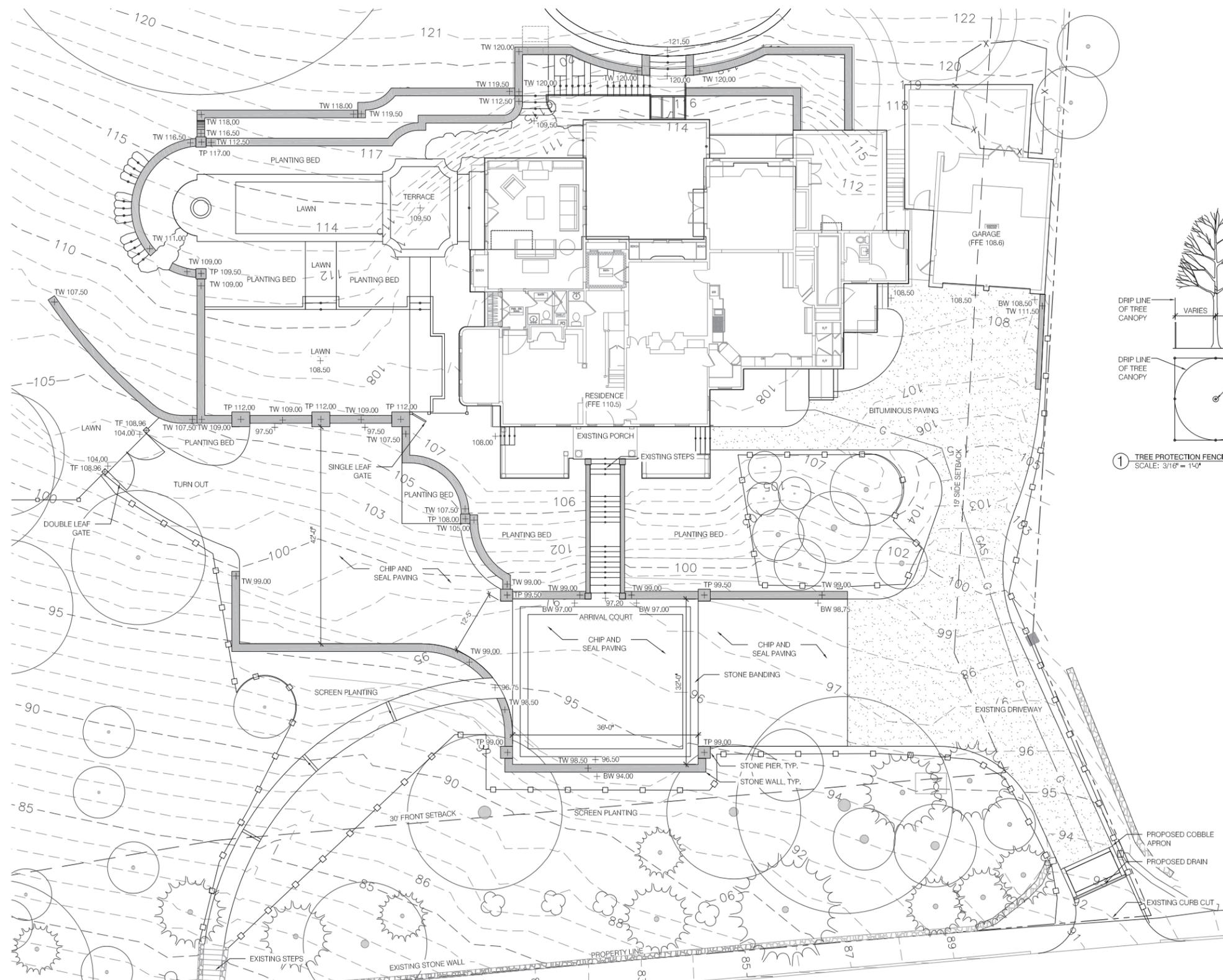




Cedar Pool Fence

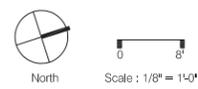


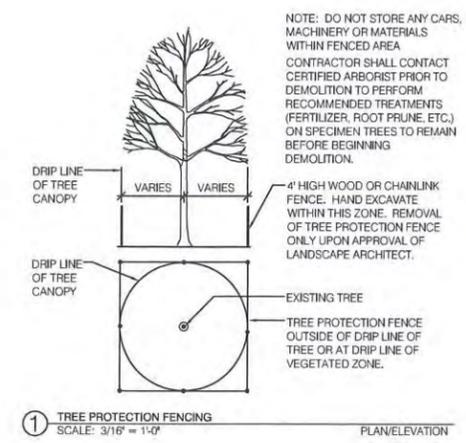
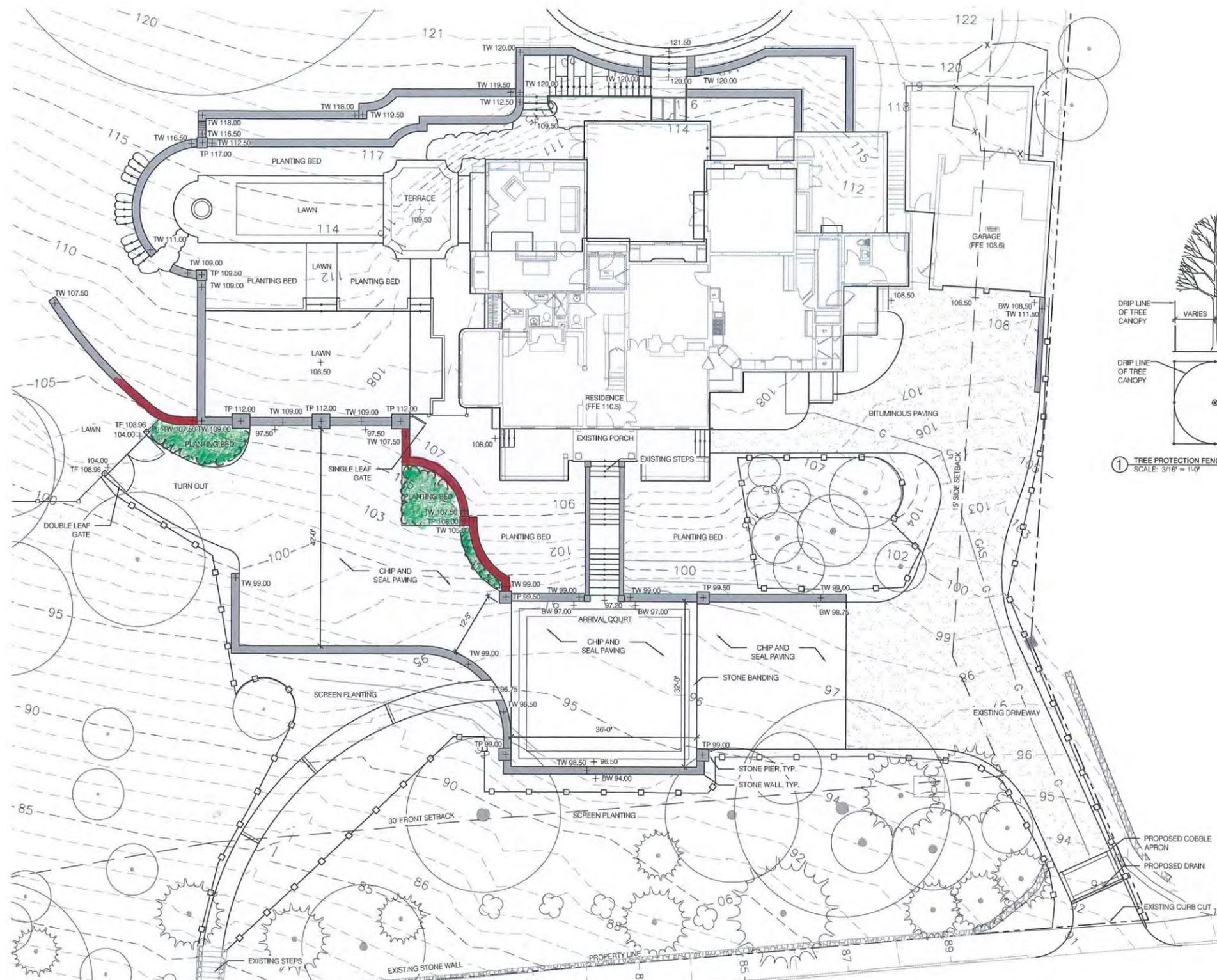
Existing Brick Wall



**504 Concord Avenue
Belmont, MA**

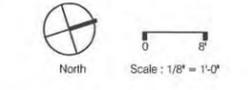
Design Development
17 September 2019
GREGORY LOMBARDI DESIGN
Landscape Architecture
2235 Massachusetts Avenue
Cambridge, Massachusetts 02140
Phone 617.492.2808 Fax 617.492.2904

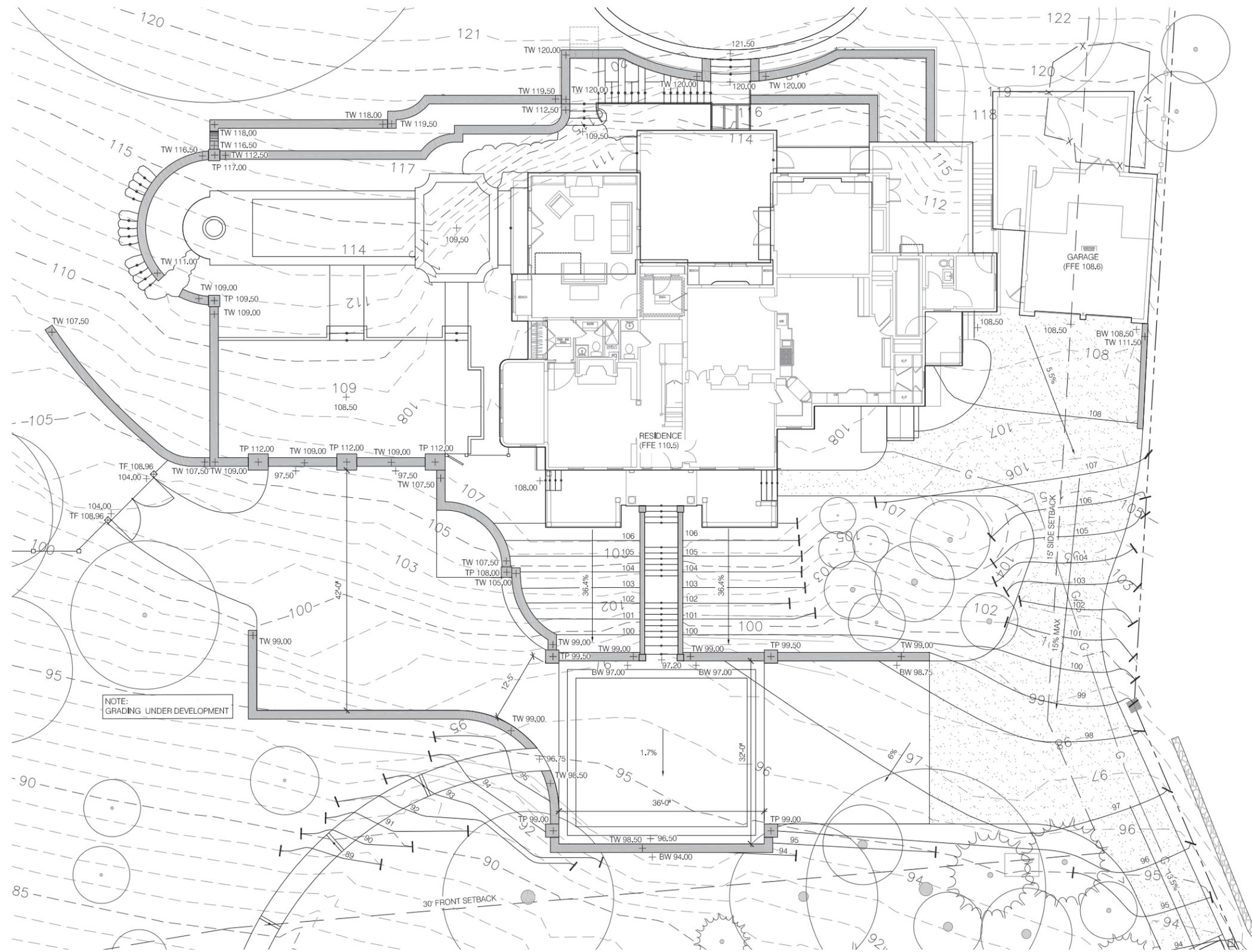




**504 Concord Avenue
Belmont, MA**

Design Development
17 September 2019
GREGORY LOMBARDI DESIGN
Landscape Architecture
225 Massachusetts Avenue
Cambridge, Massachusetts 02140
Phone 617.492.2806 Fax 617.492.2904





17 September 2019



Town of Belmont
Historic District Commission

COMMUNITY
DEVELOPMENT
117 17 11 8 PM

CERTIFICATE OF

Appropriateness Non-Applicability Hardship

Case No. HDC-19-02 Approval Date: February 28, 2019

Address: 504 Concord Avenue Belmont, MA

Work Approved:

- 1.) Construct balustrade along all four sides at top of roof ridge line on main house, consistent with project approval received in 2005.
- 2.) Turned balusters, railing, posts and finials to match existing balcony railing over main entry door.
- 3.) Materials as specified in application: mahogany top and bottom rail; ballusters to be Chemcrest B7624; newell post to be cedar and MDO panel as shown in architect's drawings.

Conditions: White paint color to match existing railings.

Attachments: HDC application, drawings #1-15 prepared by Hart Associates, Architects

Date: March 10, 2019

HDC Signature: *Lauren G. Meier*
HDC Representative
Lauren G. Meier, Co-chair

For more information:
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
617-993-2666

NOTES:
OCD will send the Applicant a copy of this Certificate after it is signed. Please keep a copy for your records.
Submit a copy of the signed Certificate and all attachments with your Building Permit Application.

Confirm that no additional permits or approvals are required before commencing work.



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: 504 CONCORD AVE.
 Property Owner's Name: STEPHEN KNIGHT
 Address: 504 CONCORD AVE
 Email: STEVECKNIGHT@GMAIL.COM Phone: 617.231.2401

Agent Name: STEPHEN HART / HART ASSOCIATES ARCHITECTS, INC.
 Address: 50 CHURCH STREET, BELMONT
 Email: STEVE@HARTARCH.COM Phone: 617.439.0030

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: HART ASSOCIATES ARCHITECTS, INC. Contractor: _____

2. BRIEF DESCRIPTION OF PROPOSED WORK:

CONSTRUCT BALUSTRADE - FOUR SIDES AT RIDGE
OF MAIN HOUSE. TURNED BALUSTERS, RAILING, POSTS,
FINIALS - TO MATCH EXISTING BALCONY RAILING
(OVER MAIN ENTRY DOOR.)

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 504 CONCORD AVE.
 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: _____ Date: _____

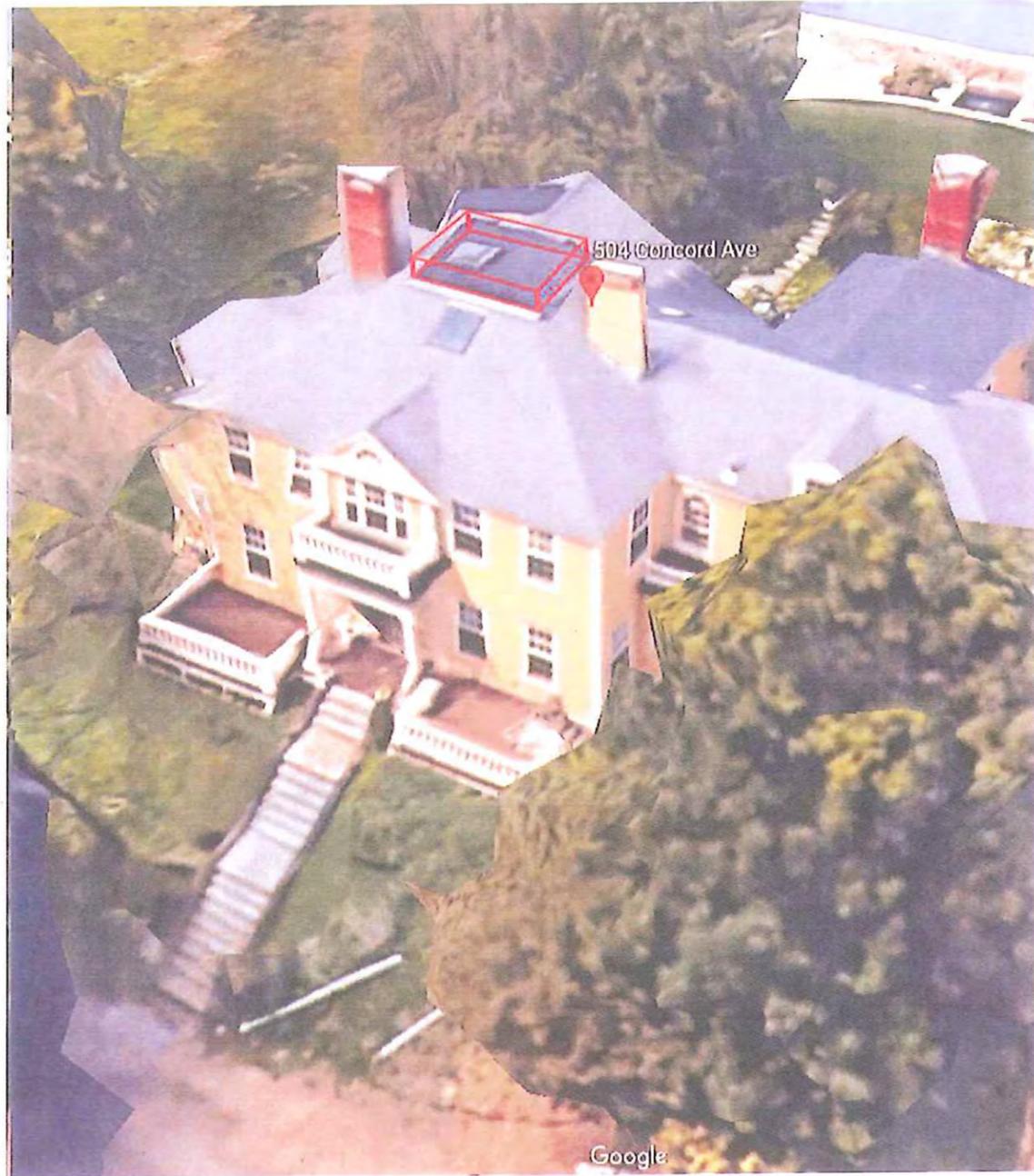
As Applicant/Agent, I make the following representations:

- The information supplied on and in this Application is accurate to the best of my knowledge;
- I will make no changes to the approved plans without prior approval from the Belmont Historic District Commission.

Applicant/Agent: Stephen Knight Date: 1.25.19
HART ASSOC. ARCHITECTS, INC.

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

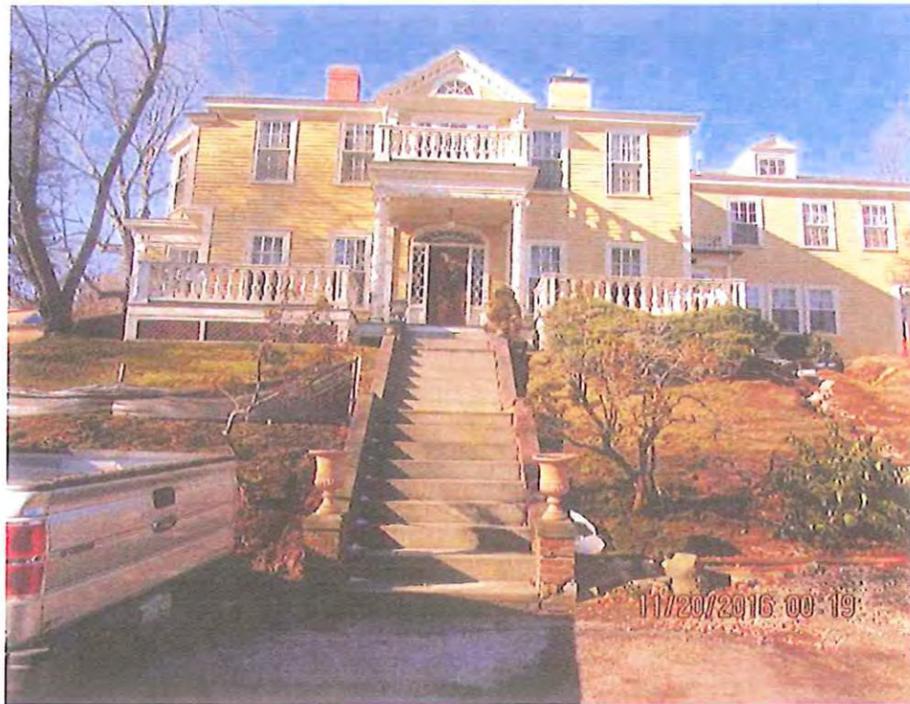
Approved March 23, 2017



location of proposed balustrade shown in red above



view from Concord Avenue

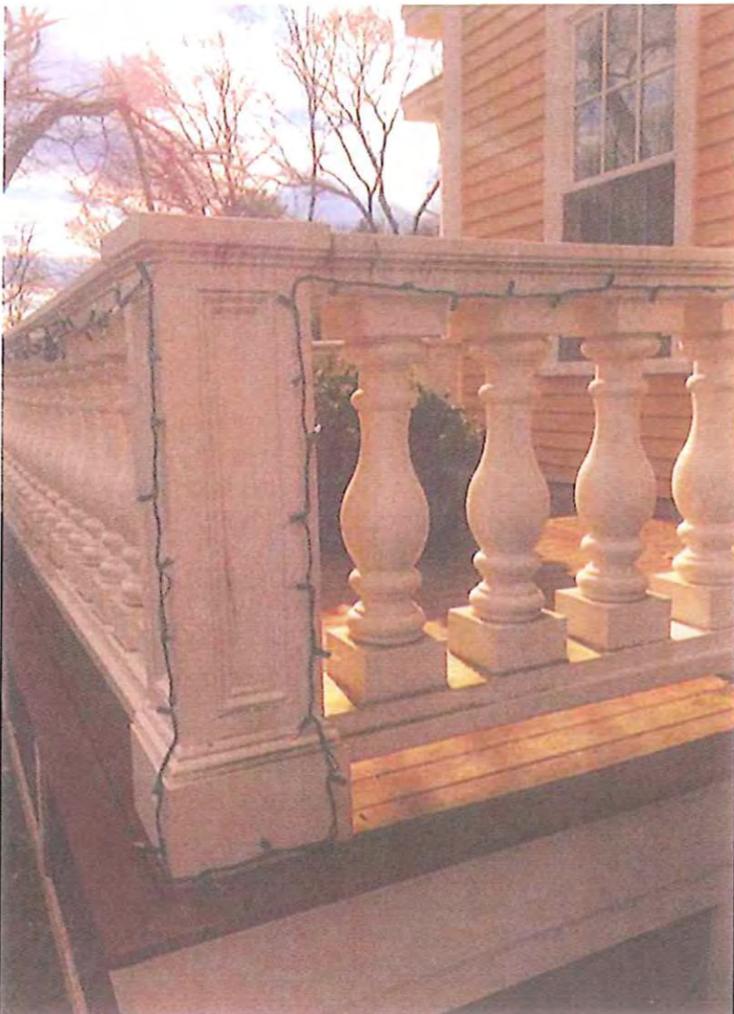


east side - front entry

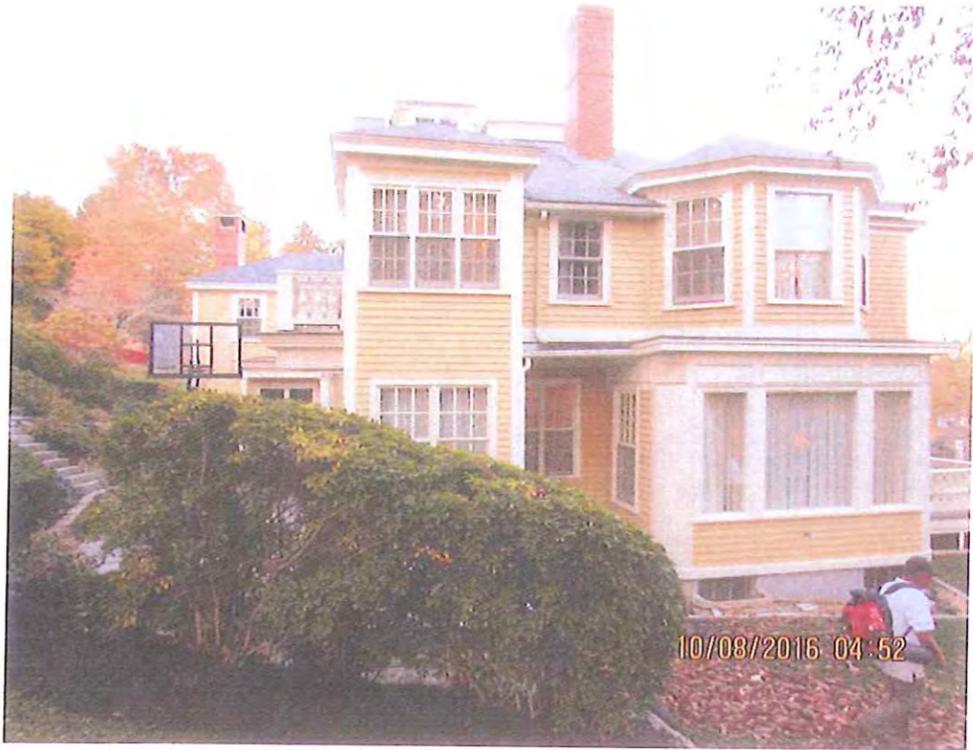
504 Concord Avenue, Belmont, Massachusetts
Application for Certificate of Appropriateness
Historic District Commission



existing balustrade at balcony



existing balustrade at porch



south side of house



northeast side of house

504 Concord Avenue, Belmont, Massachusetts
Application for Certificate of Appropriateness
Historic District Commission



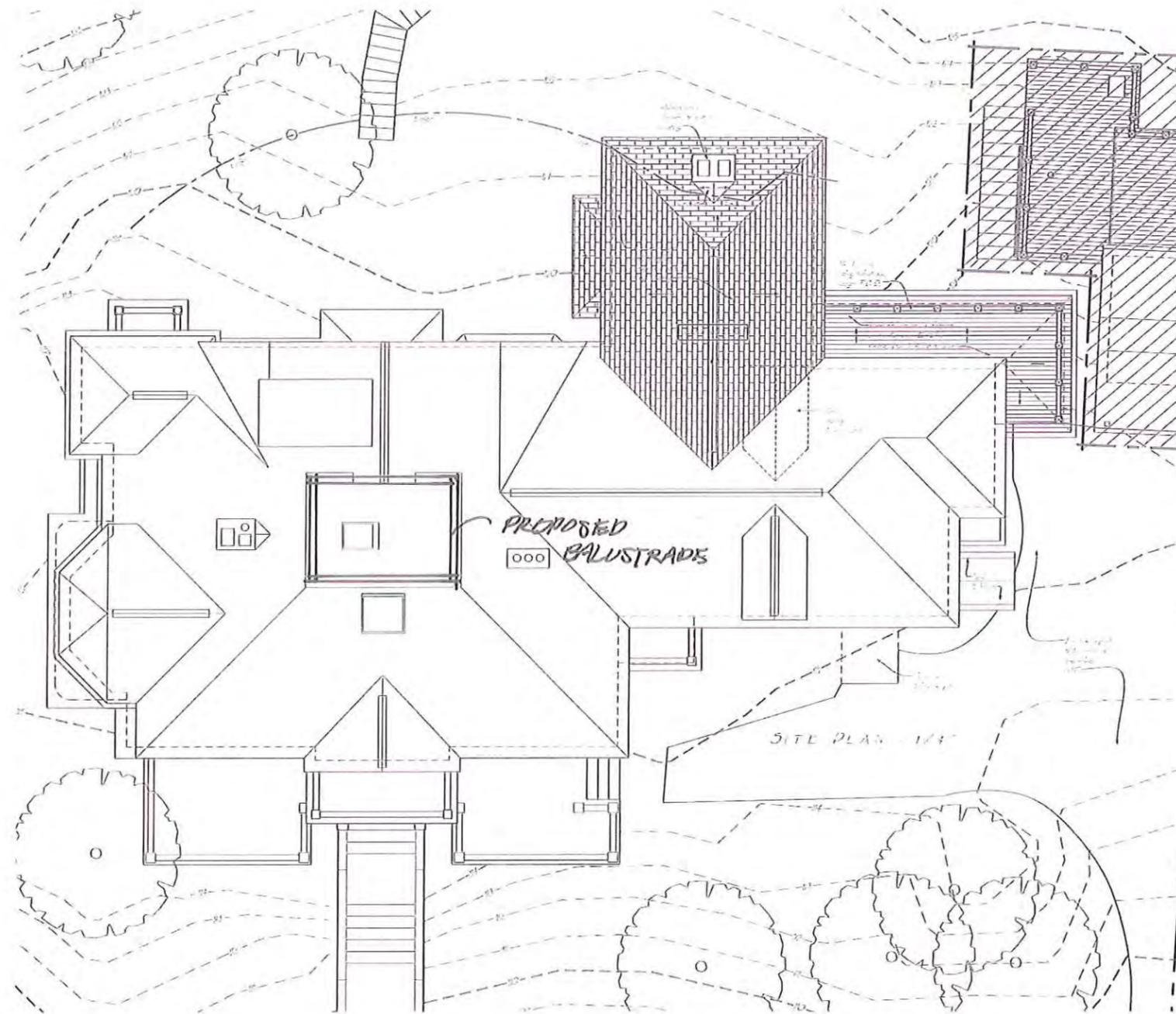
62.22' S12°45'54"W
 26.70' S12°49'53"W
 38.00' S13°15'09"W

58.27' S12°29'51"W
 260.9' RECORD
 (((260.60')))

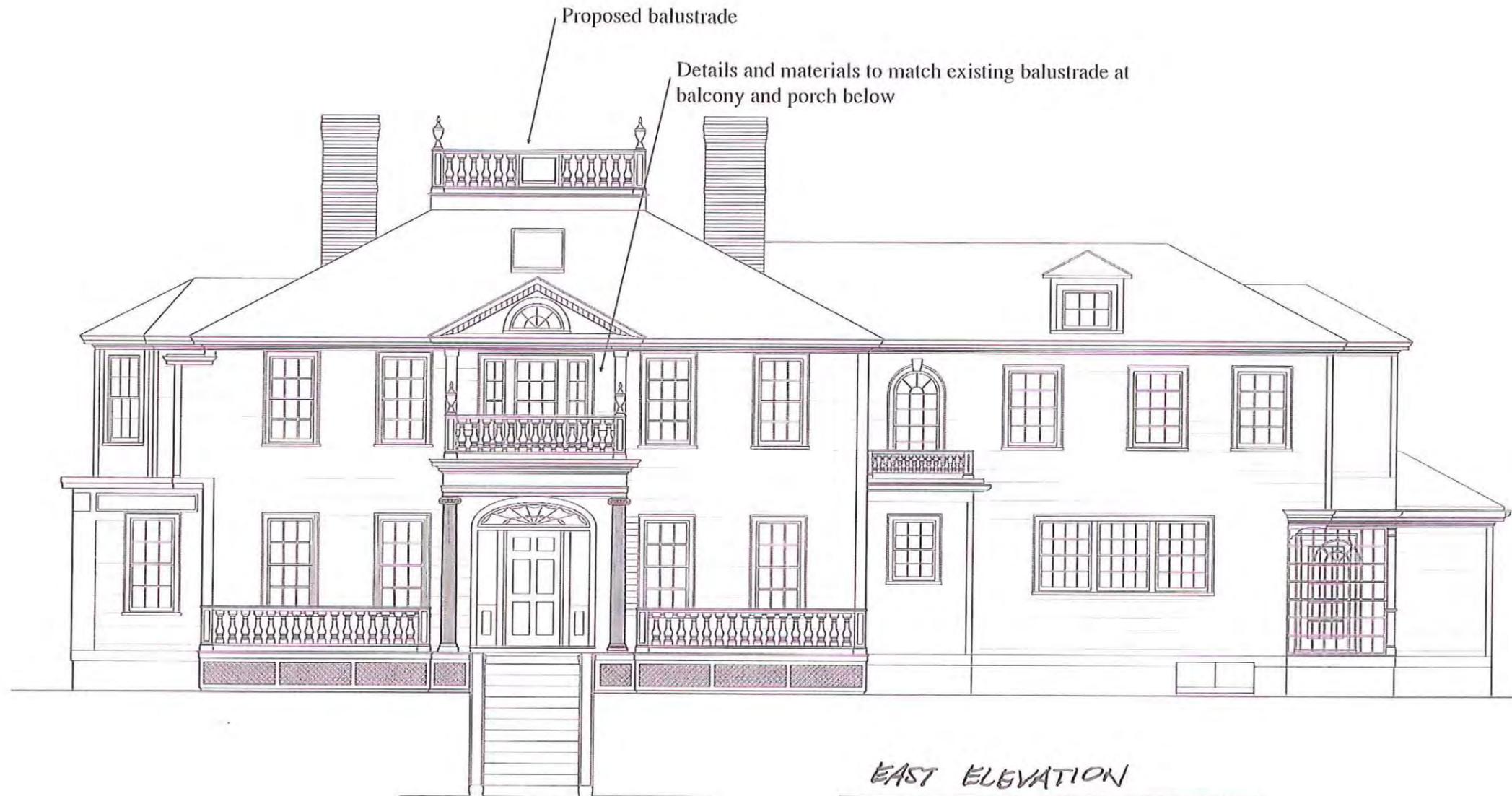
CONCORD (PUBLIC VARIABLE WIDTH) AVENUE

SITE PLAN 1" = 20'

504 Concord Avenue, Belmont, Massachusetts
 Application for Certificate of Appropriateness
 Historic District Commission



ROOF PLAN
N.T.S.



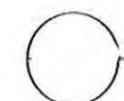


THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

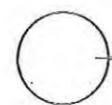
NEW WOOD RAILING, PTD.



EAST ELEVATION (PARTIAL)

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

504 Concord Avenue, Belmont, Massachusetts
Application for Certificate of Appropriateness
Historic District Commission



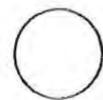
NORTH ELEVATION

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

504 Concord Avenue, Belmont, Massachusetts
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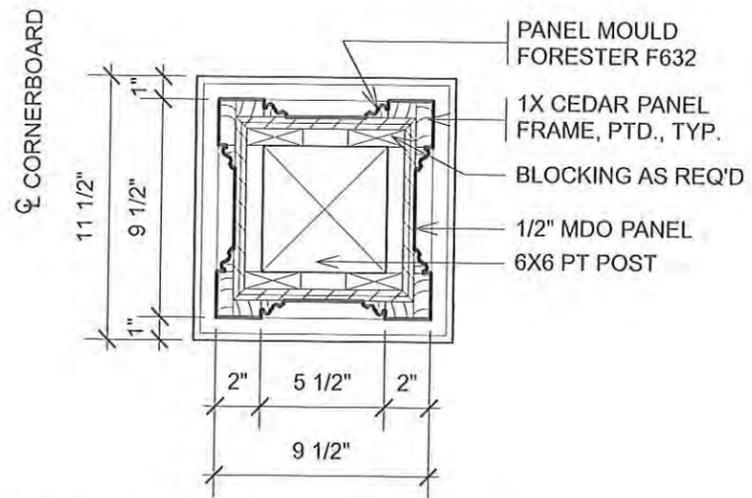


NEW WOOD RAILING

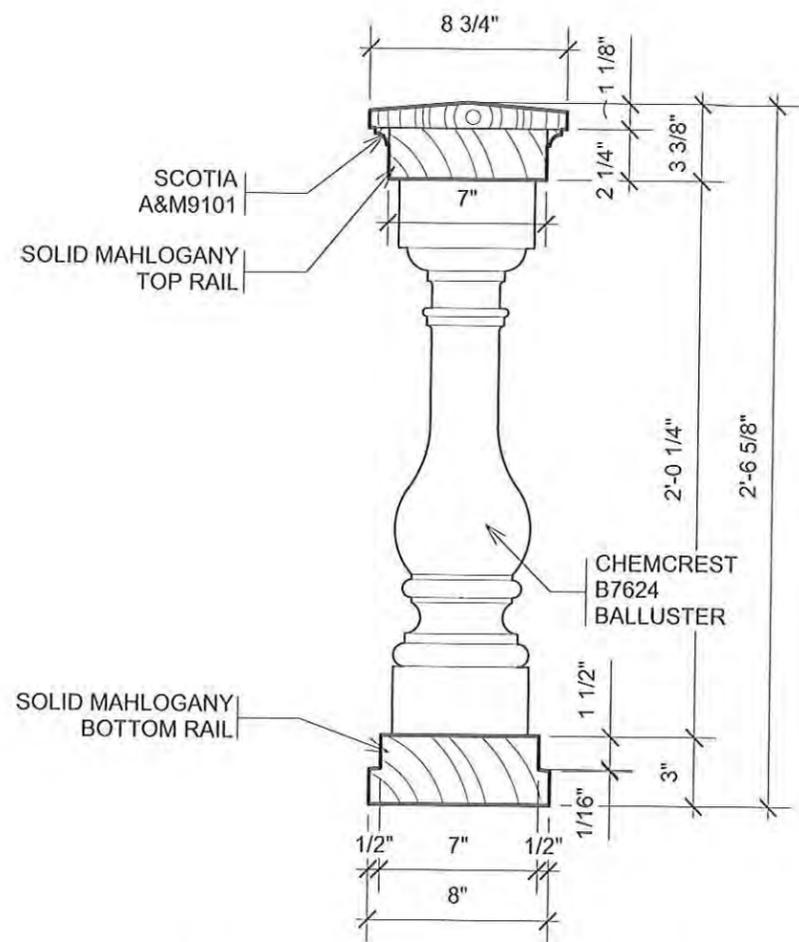


SOUTH ELEVATION

1/4" = 1'-0"



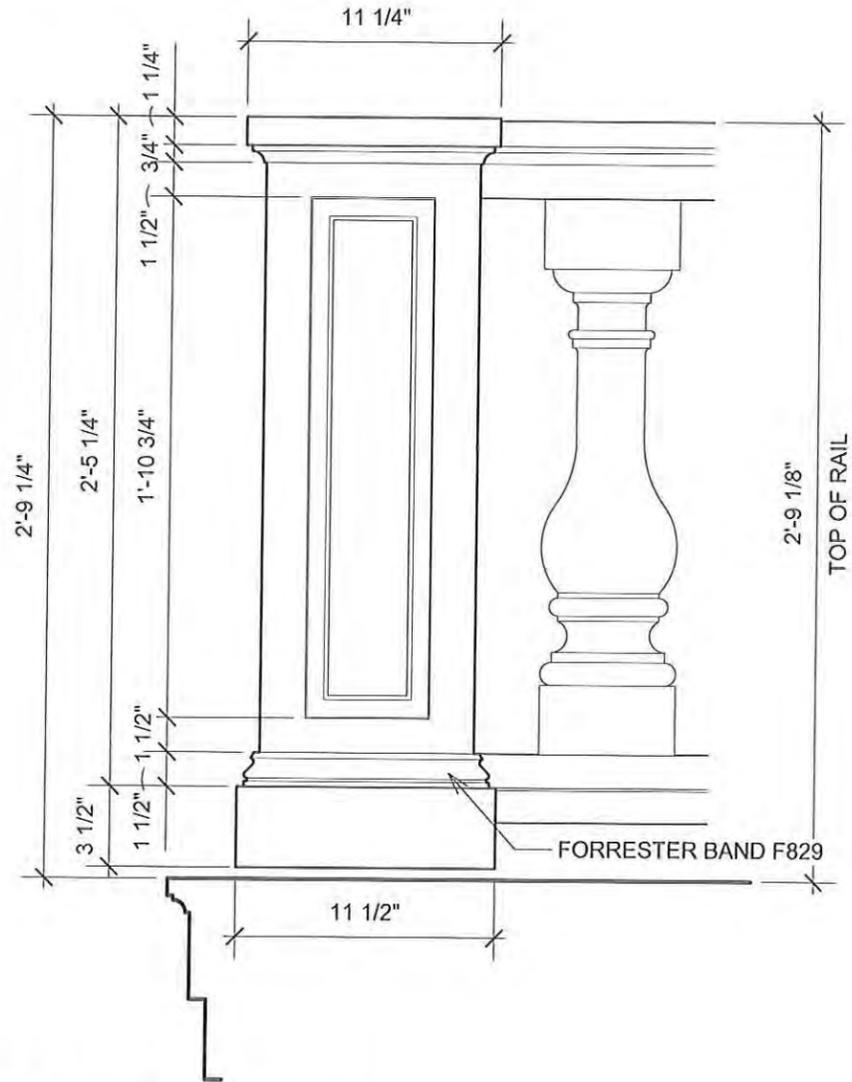
1
A8.2 NEWEL SECTION- 6X6 POST
SCALE: 1 1/2" = 1'-0"



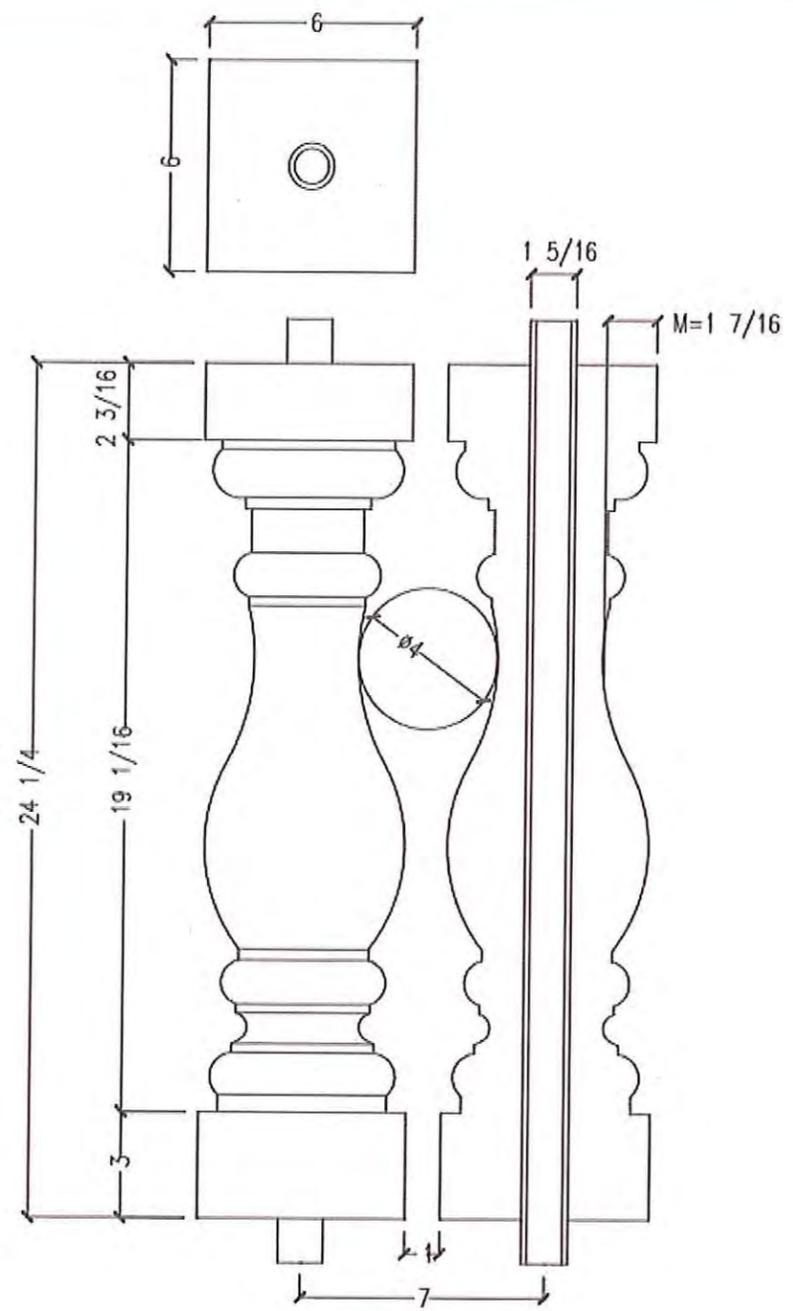
4
A8.2 BALLUSTER AND HANDRAIL
SCALE: 1 1/2" = 1'-0"

10" DIA. CONCRETE PIER FOOTING

5 PORCH SECTION
A8.2 SCALE: 1 1/2" = 1'-0"



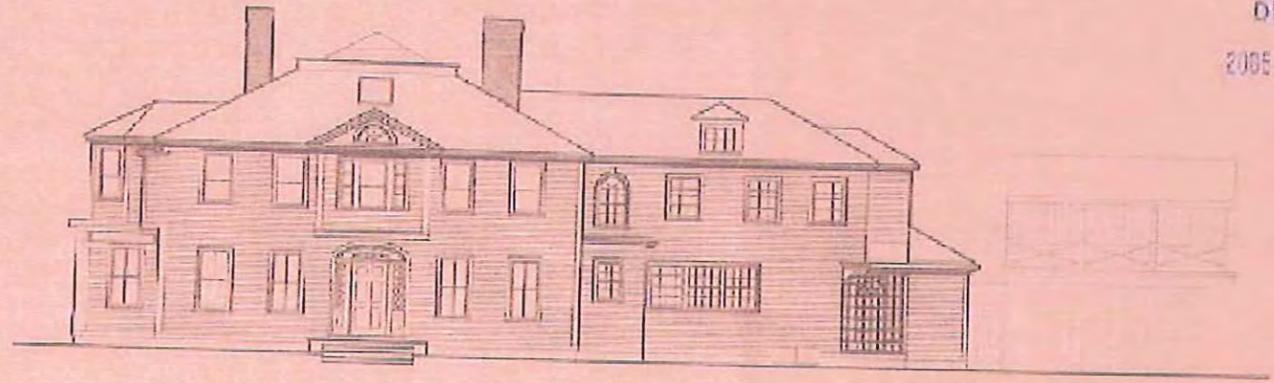
8 NEWEL ELEVATION
A8.2 SCALE: 1 1/2" = 1'-0"



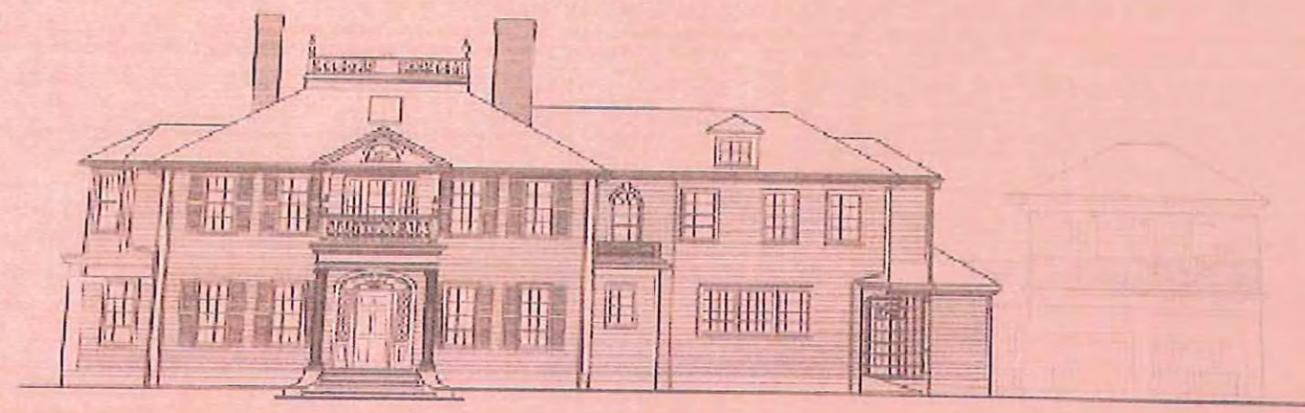
Chemcrest Architectural Products

	Revised	Date	Width	Height	Hole Size
	-----	APR/10/08	6"	24-1/4"	1-5/16"
Repeat	Texture	Plot scale	PART: BALUSTER		
-----	SMOOTH	1/4"=1"	PART NO.: B7624		

COMMUNITY
DEVELOPMENT
2005 JUN -3 AM 9 44



EXISTING EAST-CONCORD AVE ELEVATION



PROPOSED EAST-CONCORD AVE ELEVATION

- 1. BALCONY
- 2. BALUSTRADE
- 3. WINDOW COORDINATES
- 4. WINDOW COORDINATES
- 5. WINDOW COORDINATES
- 6. WINDOW COORDINATES
- 7. WINDOW COORDINATES
- 8. WINDOW COORDINATES
- 9. WINDOW COORDINATES
- 10. WINDOW COORDINATES

Drawing submitted with application for Certificate of Appropriateness in June 2005
Certificate was granted, but balustrade was never built.



**OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT**

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

BELMONT HISTORIC DISTRICT COMMISSION

CASE NUMBER: HDC-20-02
APPLICANT: STEPHEN C. KNIGHT
PROPERTY: 504 CONCORD AVENUE
PUBLIC HEARING: Tuesday, January 14th, 2020

Dear Mr. Knight,

This letter is to inform you that the Historic District Commission (HDC) voted unanimously to grant a second one-year extension on the Certificate of Appropriateness (HDC Case 16-12) originally granted on January 10, 2017, and subsequently extended on February 13, 2018, and February 28, 2019. Additionally, the HDC voted to grant a one-year extension on the Certificate of Appropriateness (HDC Case 19-02) originally granted in on February 28th, 2019.

Please note that this extension is only for the approved scope of work outlined and conditioned on the original Certificates. Any revisions to the scope will require additional review and approval by the HDC.

If work has not commenced by **January 14, 2021**, you **will** need to file for an additional one-year extension prior to expiration. Note both cases (HDC Case 16-12 and HDC Case 19-02) have been combined into one case, HDC Case 20-02.

A copy of the original Certificates of Appropriateness is attached with this letter, both of which are also held on file with the Office of Community Development.

On behalf of the Historic District Commission,

Jeffrey Wheeler, Senior Planner
Office of Community Development
01.29.2020



Historic District Commission
Town Hall
Belmont, Mass. 02478

BELMONT HISTORIC DISTRICT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made for the issuance of a Certificate of Appropriateness under the provisions of the General Laws, Chapter 40C amended and the Belmont By-laws, Article 15, a copy of which is in the office of the Town Clerk.

SEE INSTRUCTIONS ATTACHED - TYPE OR PRINT

COMMUNITY
DEVELOPMENT

FOR OFFICE USE ONLY

2017 JAN - 5 PM 6:04

Application No. _____

Received _____ By _____

Hearing Date 12/13/16, continued

Application Returned to 1/10/17

Approved 1/10/17 as per amendment + conditions stated below. *Lauren DM*

1. ADDRESS 504 CONCORD AVENUE PRECINCT 3

2. NAME OF BUSINESS OR PROPERTY KNIGHT RESIDENCE

3. APPLICANT GREGORY LOMBARDI DESIGN, INC. Phone 617.492.2808

Address 2235 MASSACHUSETTS AVE, CAMBRIDGE, MA Zip Code 02140

4. PROPERTY OWNER* STEPHEN AND LISA KNIGHT Phone 617.231.2401

Address 504 CONCORD AVE, BELMONT, MA Zip Code 02478

5. ARCHITECT (if applicable) HART ASSOCIATES ARCHITECTS Phone 617.489.0030

Address 50 CHURCH ST, BELMONT, MA Zip Code 02478

6. CONTRACTOR (if applicable) R.P. MARZILLI AND CO. Phone 508.533.8700

Address 21 TROTTER DR, MEDWAY, MA Zip Code 02053

7. BRIEF DESCRIPTION OF ALL PROPOSED WORK. (This description provides the basis for the Commission's decision; it must clearly represent the entirety of the project. Use additional pages as necessary.)

LANDSCAPE SITE IMPROVEMENTS, INCLUDING RECONSTRUCTION OF STAIRS TO FRONT ENTRANCE OF RESIDENCE AND SUBTERRANEAN GARAGE/GROTTO. *The certificate is amended as follows: New subterranean garage with brick and stone facade, painted wood doors, stone balustrade; landscaped stone walls, stone and gravel pavers, all as shown on attached drawings submitted January 10, 2017 by Gregory Lombardi Landscape Design and Hart Associates, architects. Additional product materials related to wood garage doors and exterior lighting should be submitted prior to construction.*

8. Does the proposed work require other permits or approvals (other than a building permit)? If yes, indicate: *To be confirmed by office of Community Development.*
N/A

9. DOCUMENTATION ATTACHED (see instructions):

- A. Photographs
- B. Site Plan
- C. Floor Plans
- D. Roof Plan
- E. Elevations & Sections
- F. Detail Drawings
- G. Manufacturer's product literature/specifications
- H. Zoning compliance/non-compliance
- I. Model
- J. Other _____

10. SIGNATURES - Both are required

Applicant *[Signature]* Date 11.16.16

Owner* *[Signature]* Date 11.16.16

*If property is a condominium, the Chairperson must sign.

SCALE DRAWINGS AND PHOTOGRAPHS OF EXISTING CONDITIONS AND ALL PROPOSED WORK MUST BE SUPPLIED BY THE APPLICANT. INSUFFICIENT DOCUMENTATION AND INCOMPLETE APPLICATIONS WILL BE RETURNED.
Belmont Historic District Commission 3/00



Town of Belmont
Historic District Commission

CERTIFICATE OF

Appropriateness

Non-Applicability

Hardship

Case No. HDC-19-02 Approval Date: February 28, 2019

Address: 504 Concord Avenue Belmont, MA

Work Approved:

- 1.) Construct balustrade along all four sides at top of roof ridge line on main house, consistent with project approval received in 2005.
- 2.) Turned balusters, railing, posts and finials to match existing balcony railing over main entry door.
- 3.) Materials as specified in application: mahogany top and bottom rail; ballusters to be Chemcrest B7624; newell post to be cedar and MDO panel as shown in architect's drawings.

Conditions: White paint color to match existing railings.

Attachments: HDC application, drawings #1-15 prepared by Hart Associates, Architects

Date: March 10, 2019

HDC Signature:

HDC Representative

Lauren G. Meier, Co-chair

For more information:

Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
617-993-2666

NOTES:

OCD will send the Applicant a copy of this Certificate after it is signed. Please keep a copy for your records.
Submit a copy of the signed Certificate and all attachments with your Building Permit Application.

Confirm that no additional permits or approvals are required before commencing work.



**OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT**

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

BELMONT HISTORIC DISTRICT COMMISSION

CASE NUMBER: HDC Case 21-03, Case 21-04

APPLICANT: STEPHEN C. KNIGHT

PROPERTY: 504 CONCORD AVENUE

PUBLIC HEARING: February 9, 2021

Dear Mr. Knight,

This letter is to inform you that the Historic District Commission (HDC) voted unanimously to grant a third one-year extension on the Certificate of Appropriateness (HDC Case 20-02) originally granted on January 10, 2017, and subsequently extended on February 13, 2018, February 28, 2019, and January 14, 2020. Additionally, they HDC voted to grant a second one-year extension on the Certificate of Appropriateness originally granted on February 28, 2019 (HDC Case 19-08) and subsequently extended on January 14, 2020.

Please note that this extension is only for the approved scope of work outlined and conditioned on the original Certificates. Any revisions to the scope will require additional review and approval by the HDC.

If work has not commenced by February 9, 2022, you will need to file for an additional one-year extension prior to expiration. Note both cases (HDC Case 16-12 and HDC case 19-02) have been combined in to one case, HDC Case 20-02).

A copy of the original Certificates of Appropriateness is attached with this letter, both of which are also held on file with the Office of Community Development.

On behalf of the Historic District Commission,

Office of Community Development



Town of Belmont
Historic District Commission

COMMUNITY
DEC 11 11 09 AM '19

CERTIFICATE OF

X **Appropriateness**

 Non-Applicability

 Hardship

Case No. HDC-19-08 **Approval Date:** October 23, 2019

Address: 504 Concord Ave **Belmont, MA**

Work Approved: Architectural work including building addition as described in Application and supplemental materials. East and south facades of house are visible from public way; this certificate approves building addition shown on proposed South Elevation by Hart Associates.

- 1.) Construct two story family room ell off the south side of the rear elevation as shown on architectural plans. Materials noted in supplemental materials submitted by Hart Associates, October 10, 2019 (LePage windows, porch eave detail, exterior lighting, architectural columns, casing details).
- 2.) Install new custom wood door with vertical nickel gap planks and strap hinges to provide pedestrian entry at previously approved subterranean garage.
- 3.) Reroof entire house with North Country slate – unfading black
- 4.) Change alignment of previously approved retaining wall at southeast corner of house to provide space for additional planting beds as shown on plan "Proposed South Elevation, Revised Arrival Court Plan, Detail Showing Modification to previously Approved Plan," dated September 17, 2019.

Conditions: Please see entire HDC Application including architectural plans by Hart Associates dated September 17, 2019; plans by Gregory Lombardi landscape architecture, project description, and supplemental materials submitted October 10, 2019.

Note: driveway paving may be delayed to coordinate with adjacent neighbor.

Attachments: HDC Application dated September 17, 2019; supplemental materials dated October 10, 2019 reviewed October 23, 2019

Date: October 28, 2019

HDC Signature: *Lauren G. Meier*
HDC Representative
Lauren G. Meier, Co-chair

For more information:
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478
617-993-2666

NOTES:
OCD will send the Applicant a copy of this Certificate after it is signed. Please keep a copy for your records. Submit a copy of the signed Certificate and all attachments with your Building Permit Application.

Confirm that no additional permits or approvals are required before commencing work.



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: 504 CONCORD AVE.
 Property Owner's Name: STEPHEN KNIGHT & ELIZABETH KNIGHT
 Address: 504 CONCORD AVENUE, BELMONT
 Email: STEVECKNIGHT@GMAIL.COM Phone: 617.231.2401

Agent Name: STEPHEN HART / HART ASSOCIATES ARCHITECTS, INC.
 Address: 50 CHURCH ST. BELMONT, MA
 Email: STEVE@HARTARCH.COM Phone: 617.489.0030

- 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: HART ASSOC. ARCHITECTS Contractor: _____

2. BRIEF DESCRIPTION OF PROPOSED WORK:

PLS. SEE ATTACHED

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 504 CONCORD AVE.
 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: Stephen G. Knight Date: September 16, 2019

As Applicant/Agent, I make the following representations:

- The information supplied on and in this Application is accurate to the best of my knowledge;
- I will make no changes to the approved plans without prior approval from the Belmont Historic District Commission.

Applicant/Agent: Stephen G. Hart Date: 9.17.19
FOR HART ASSOCIATES ARCHITECTS, INC.

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

Approved March 23, 2017

Hart Associates, Inc.

Phone 617-489-0030
Fax 617-489-0091
www.hartarch.com

50 Church Street
Belmont, Massachusetts
02478-1301

Town of Belmont
Historic District Commission
APPLICATION

September 17, 2019

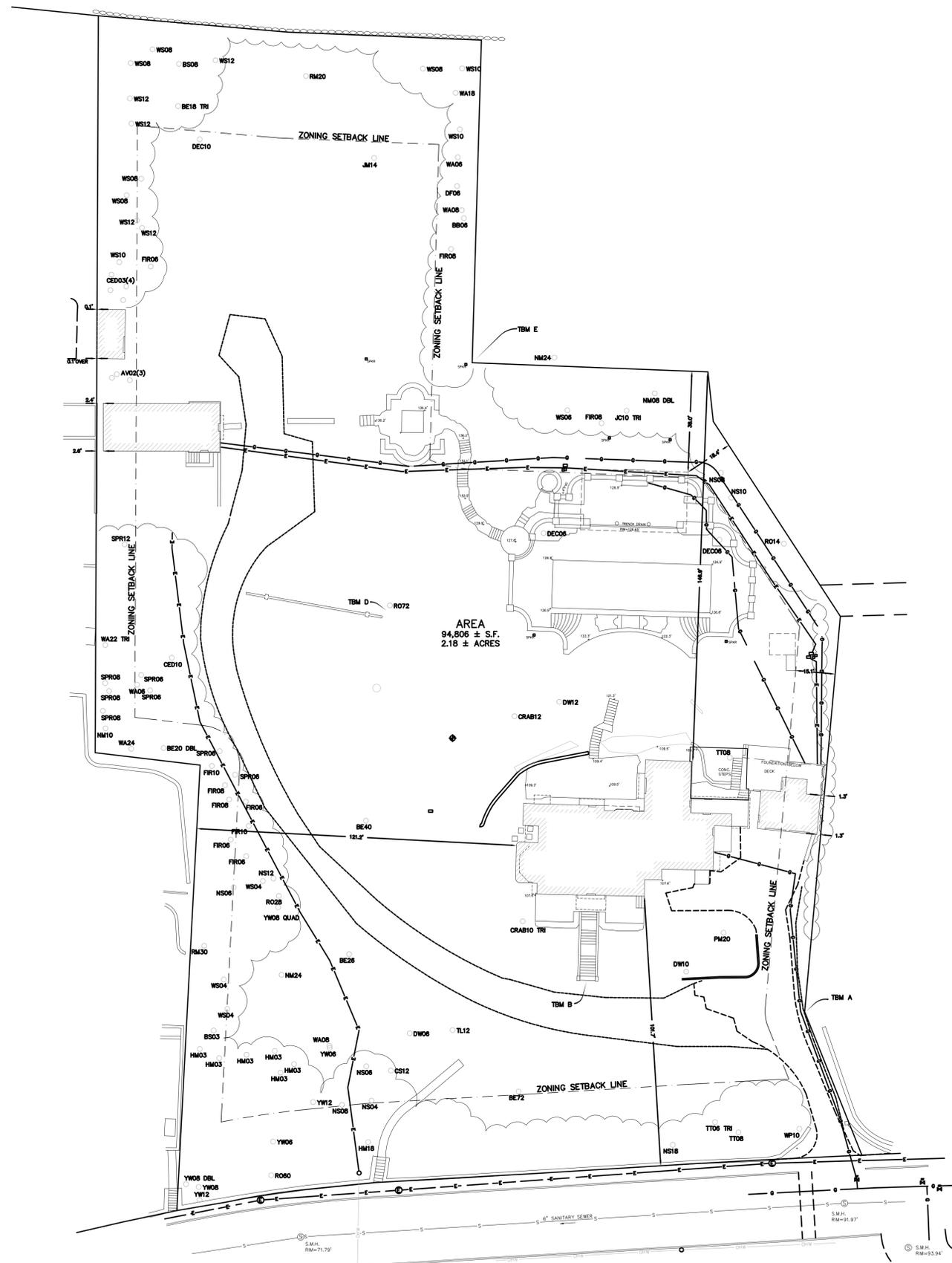
The Knight Residence
504 Concord Road
Belmont, MA

2. Brief Description of Proposed Work:

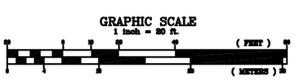
The proposed additions to 504 Concord Avenue include a two story family room ell off the south side of the rear elevation, a one story conservatory between the new family room and the kitchen wing, and a one story extension north of the kitchen wing that contains a laundry and mudroom. Both proposed one story spaces have balconies on the roof level which connect to the backyard. The proposed work also includes a slate roof on the entire existing structure, new additional basement space and the addition of a pedestrian entrance to the previously approved underground garage.

In addition to these proposed building changes, there are adjustments to the previously approved landscape plans. These adjustments include slightly modifying the layout of the retaining walls in order to create more room for plant beds in front of the walls as well as adjustments to the rear walls, terraces, and plant beds that are outside of the public view-shed.

In January of 2017 Mr. Knight submitted plans showing modifications and expansions to the existing elements that comprise the south elevation. The Historic District Commission determined the proposal to be inappropriate and denied the application. The Commissioners further recommended that he locate any proposed changes or additions to the rear of the house where they would be hidden from public view. Mr. Knight and the design team have spent considerable effort reconfiguring program elements to achieve that goal. We believe that the location of the proposed new volumes, the slope of the site, the distance to the street, and the density of trees and shrubs along the front yard mean that virtually none of the currently proposed work is visible to the public.



Existing Site Plan





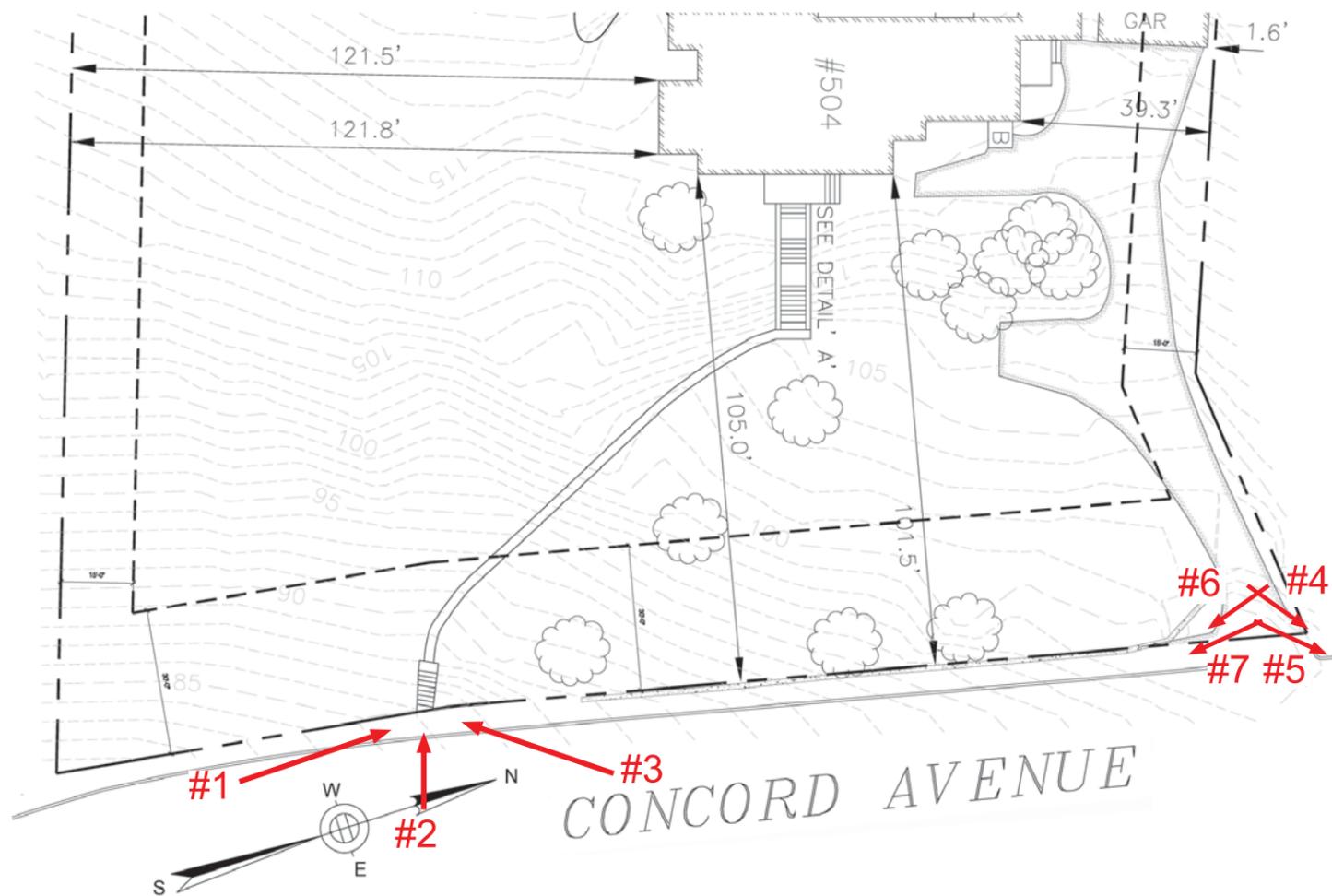
#1 LOOKING NORTH-WEST



#2 LOOKING WEST



#3 LOOKING SOUTH-WEST



#7 LOOKING SOUTH-EAST



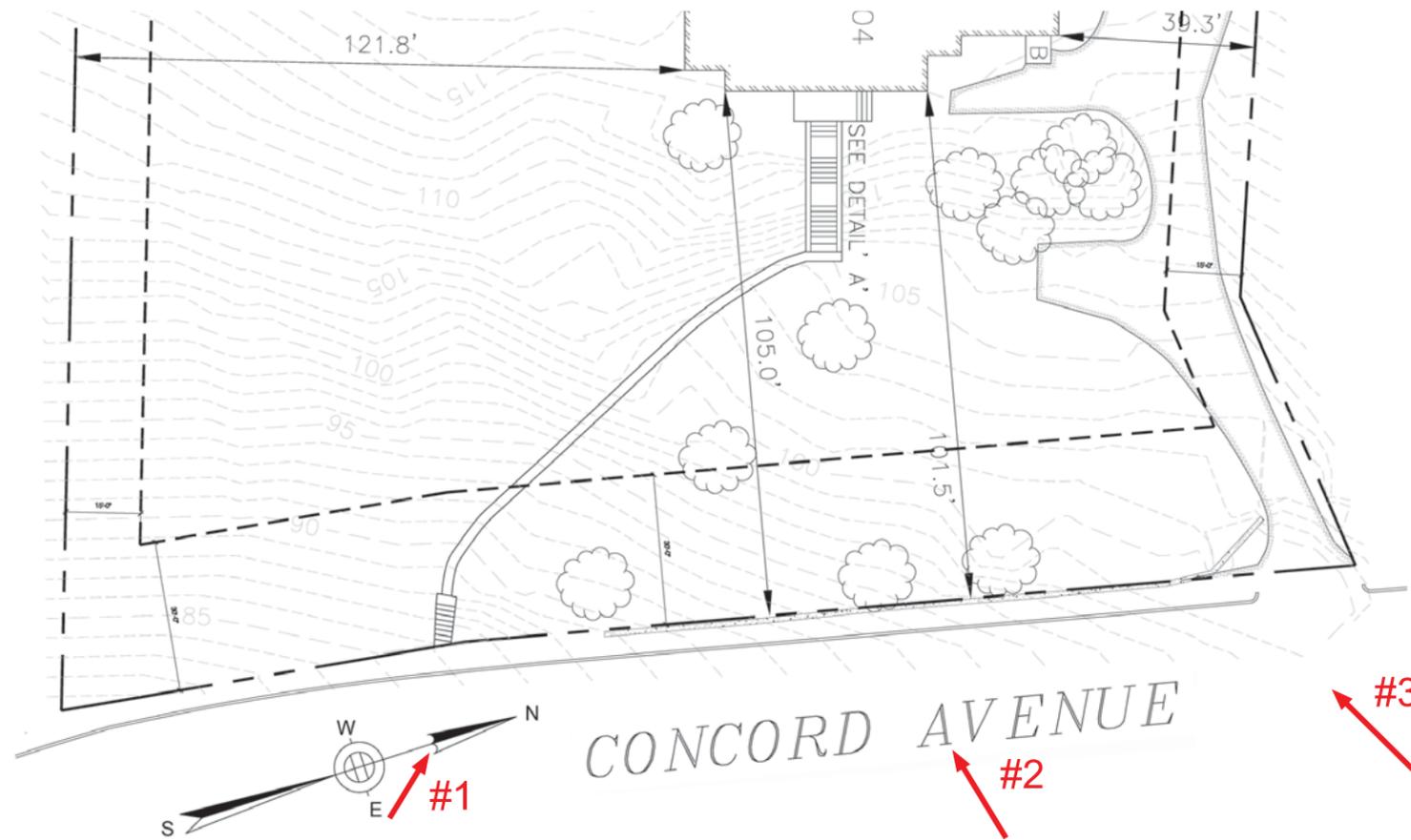
#4 LOOKING NORTH-EAST



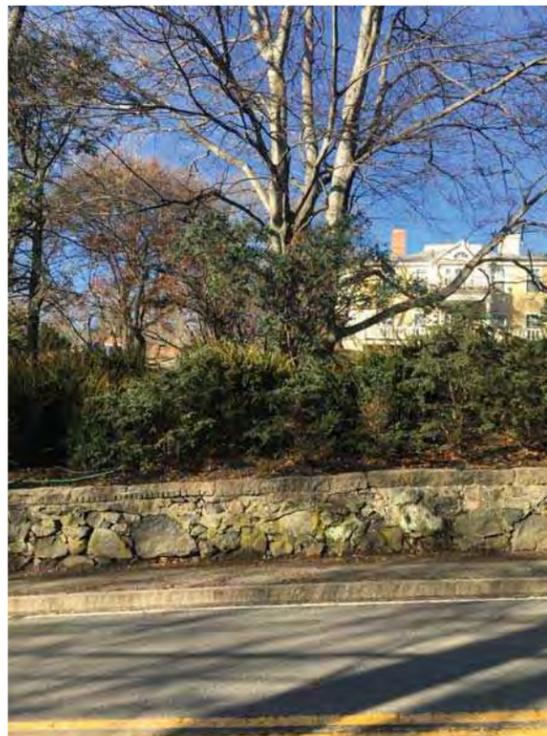
#5 LOOKING NORTH-EAST



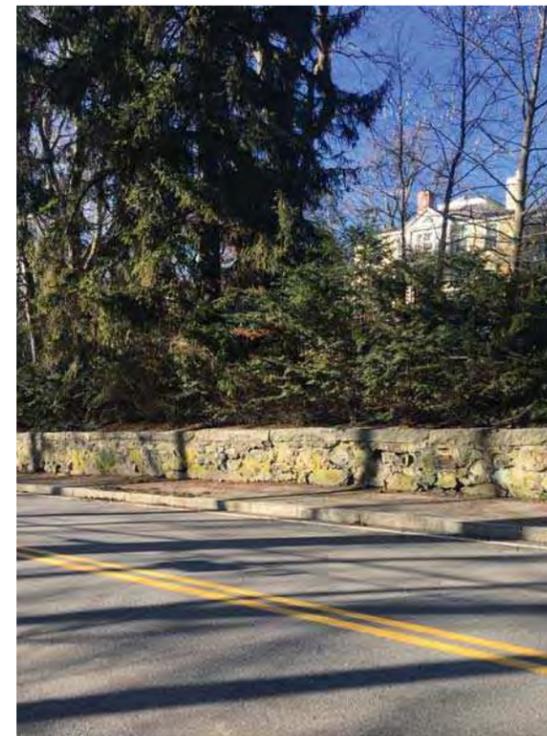
#6 LOOKING SOUTH-EAST



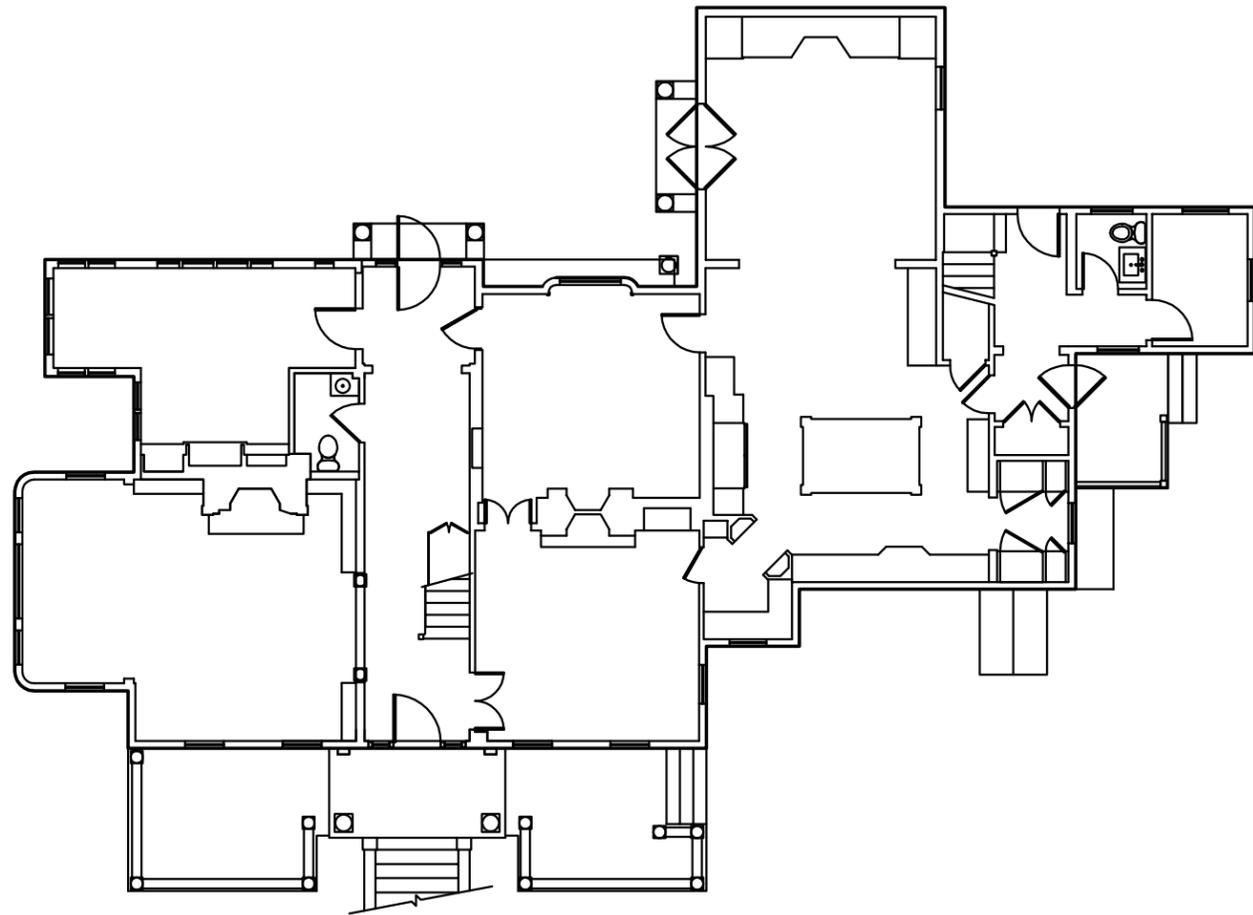
#1



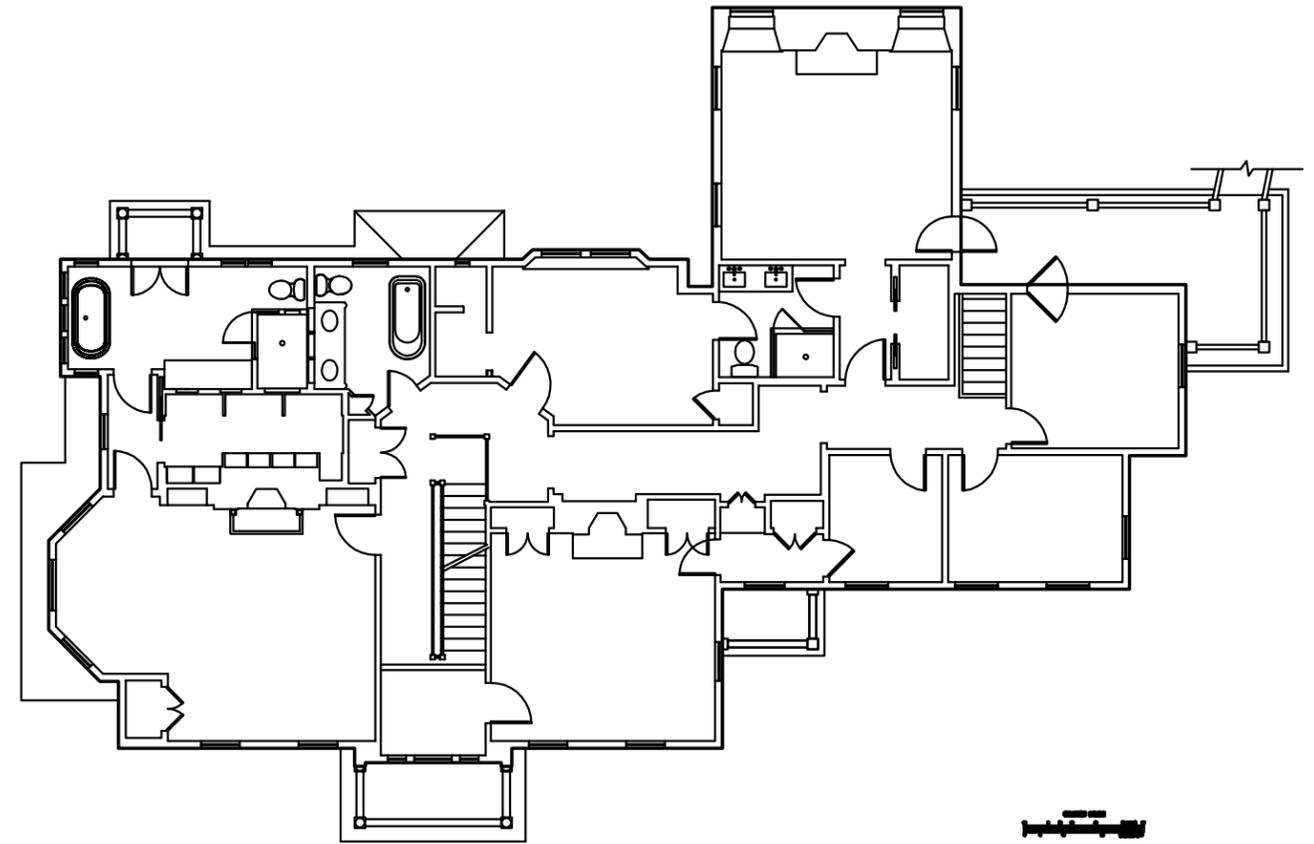
#2



#3



Existing First Floor Plan



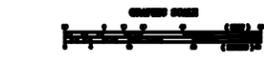
Existing Second Floor Plan



Existing East Elevation



Existing South Elevation





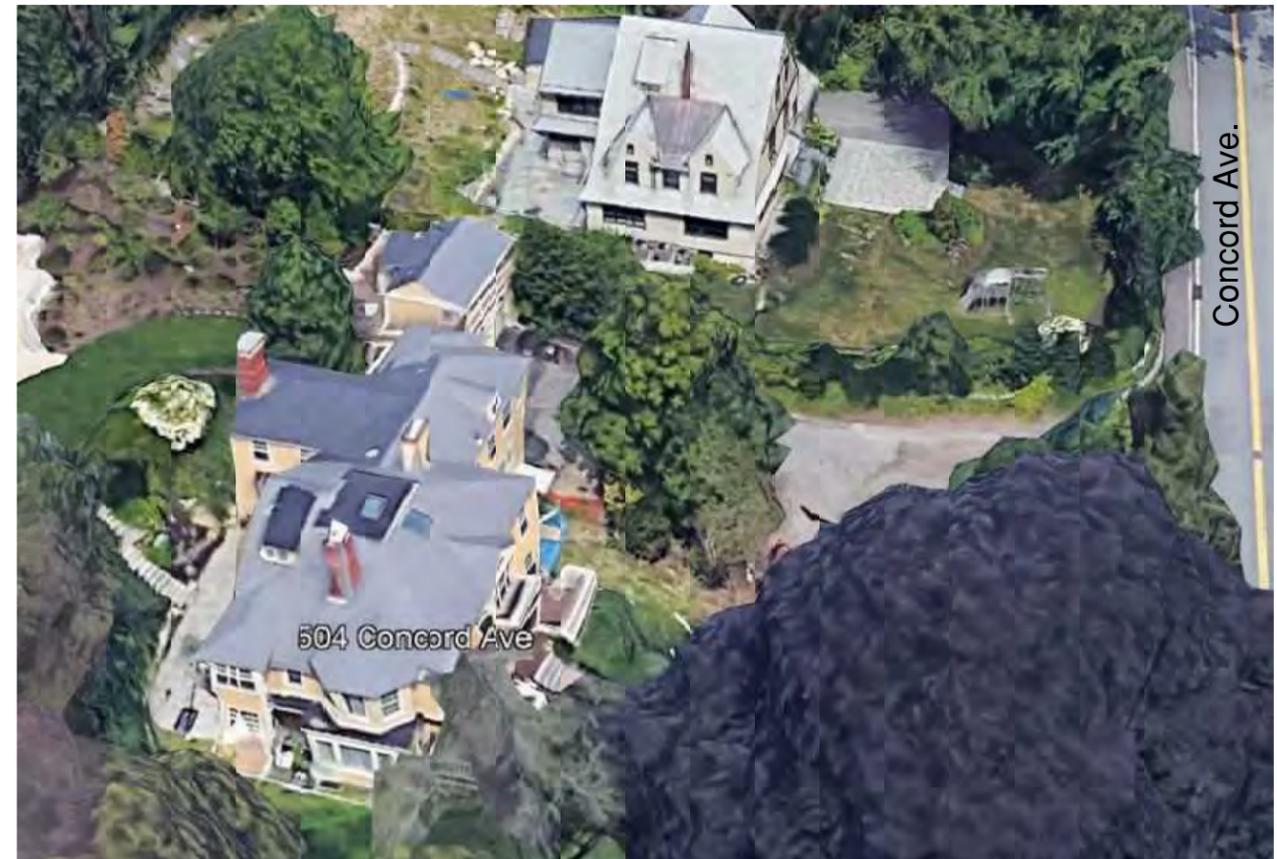
east elevation



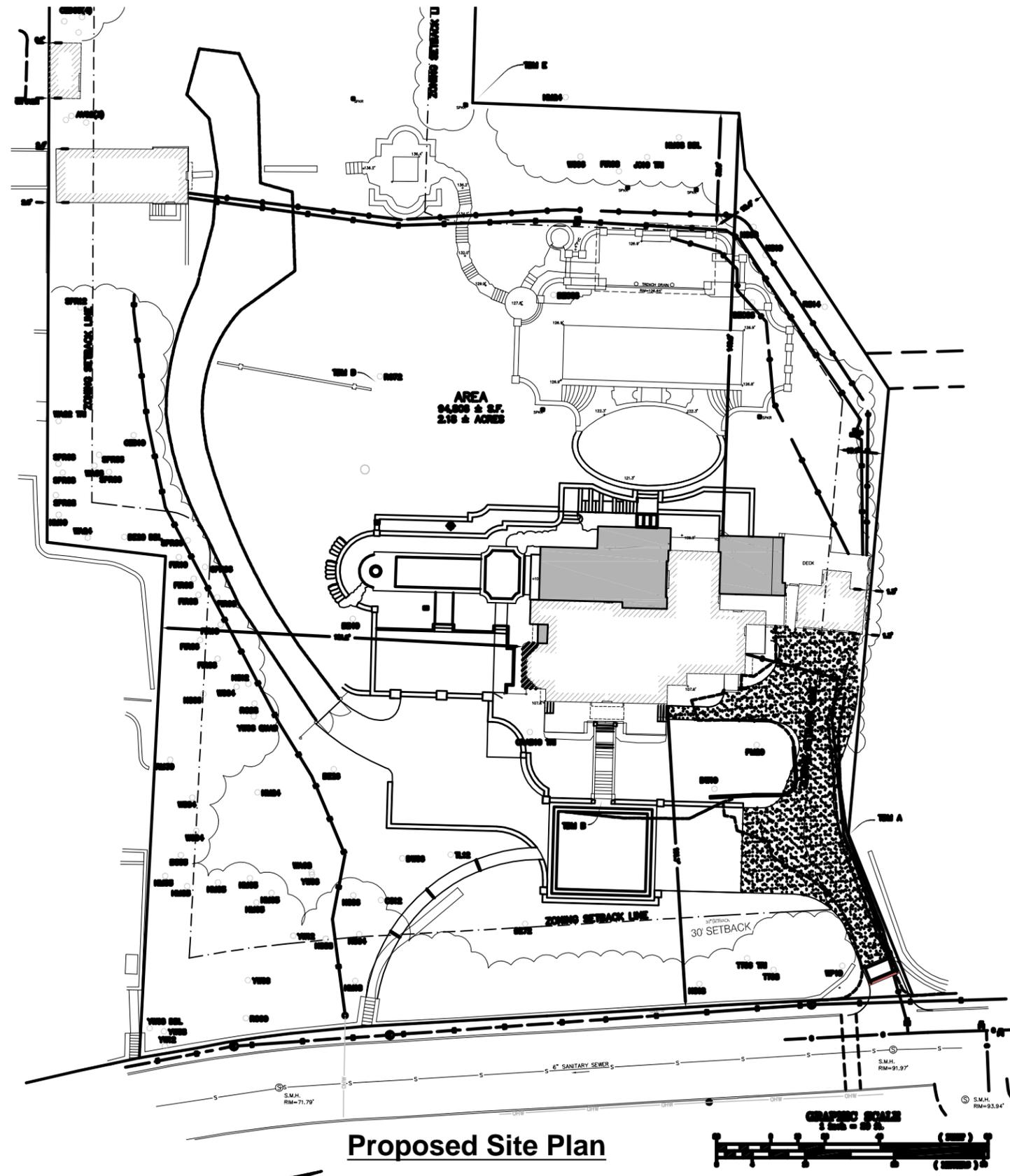
south east elevation



south elevation



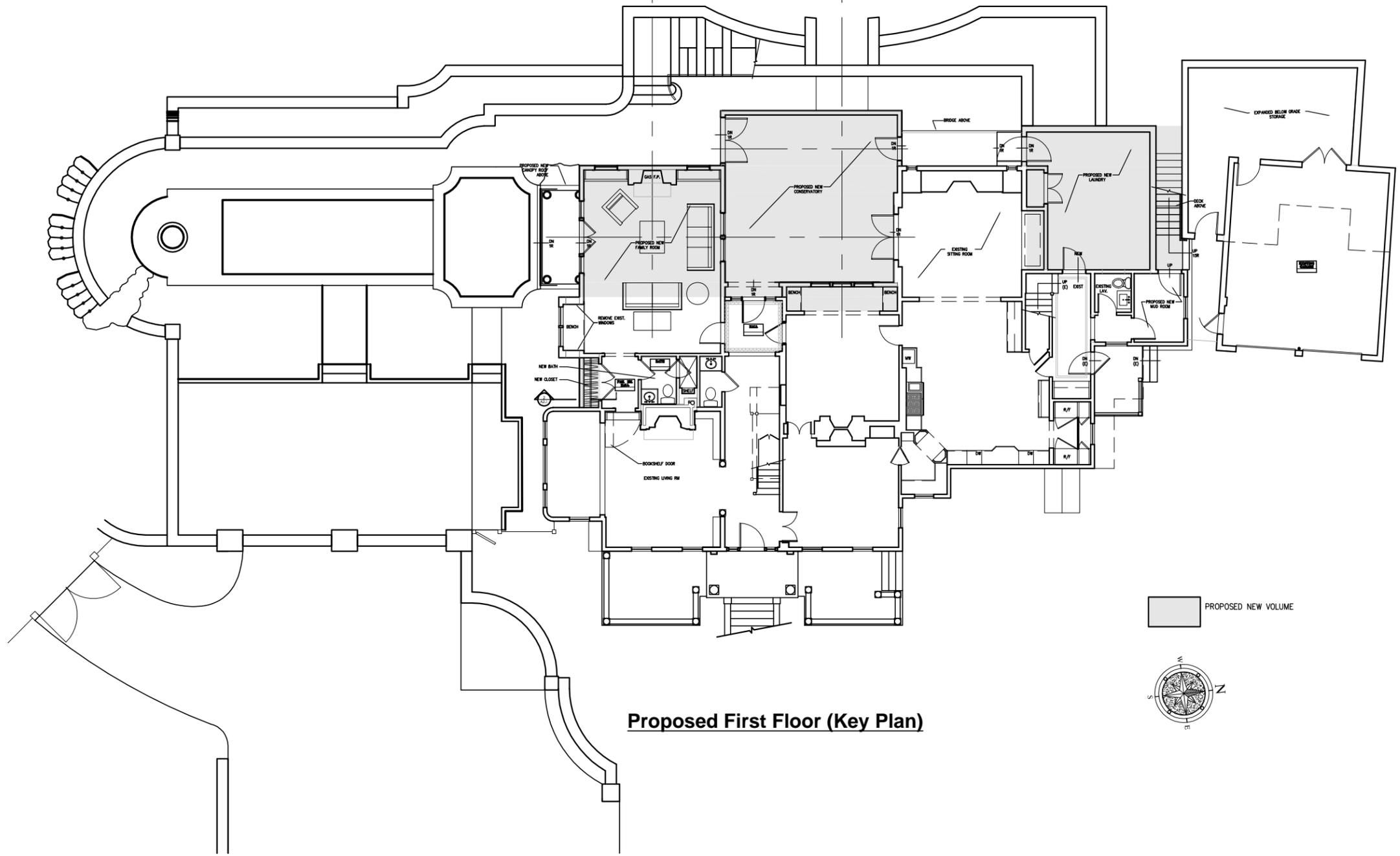
aerial view



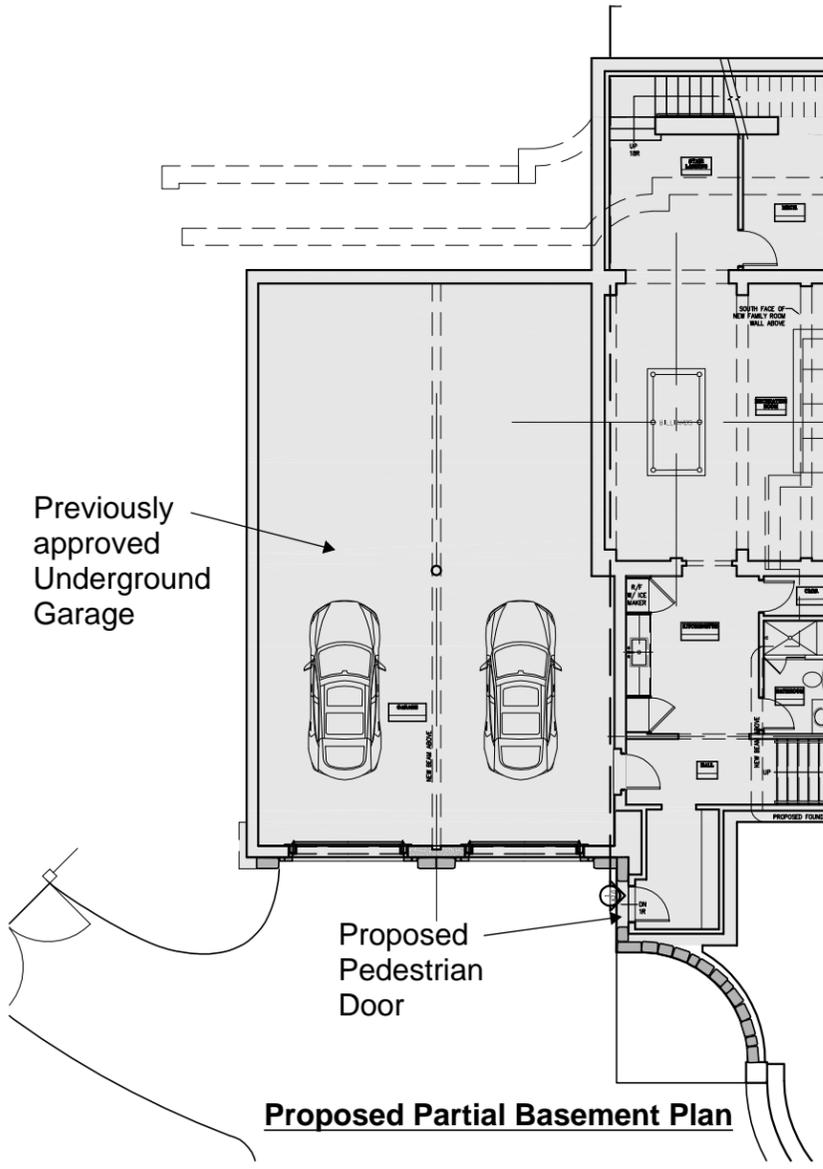
Proposed Site Plan



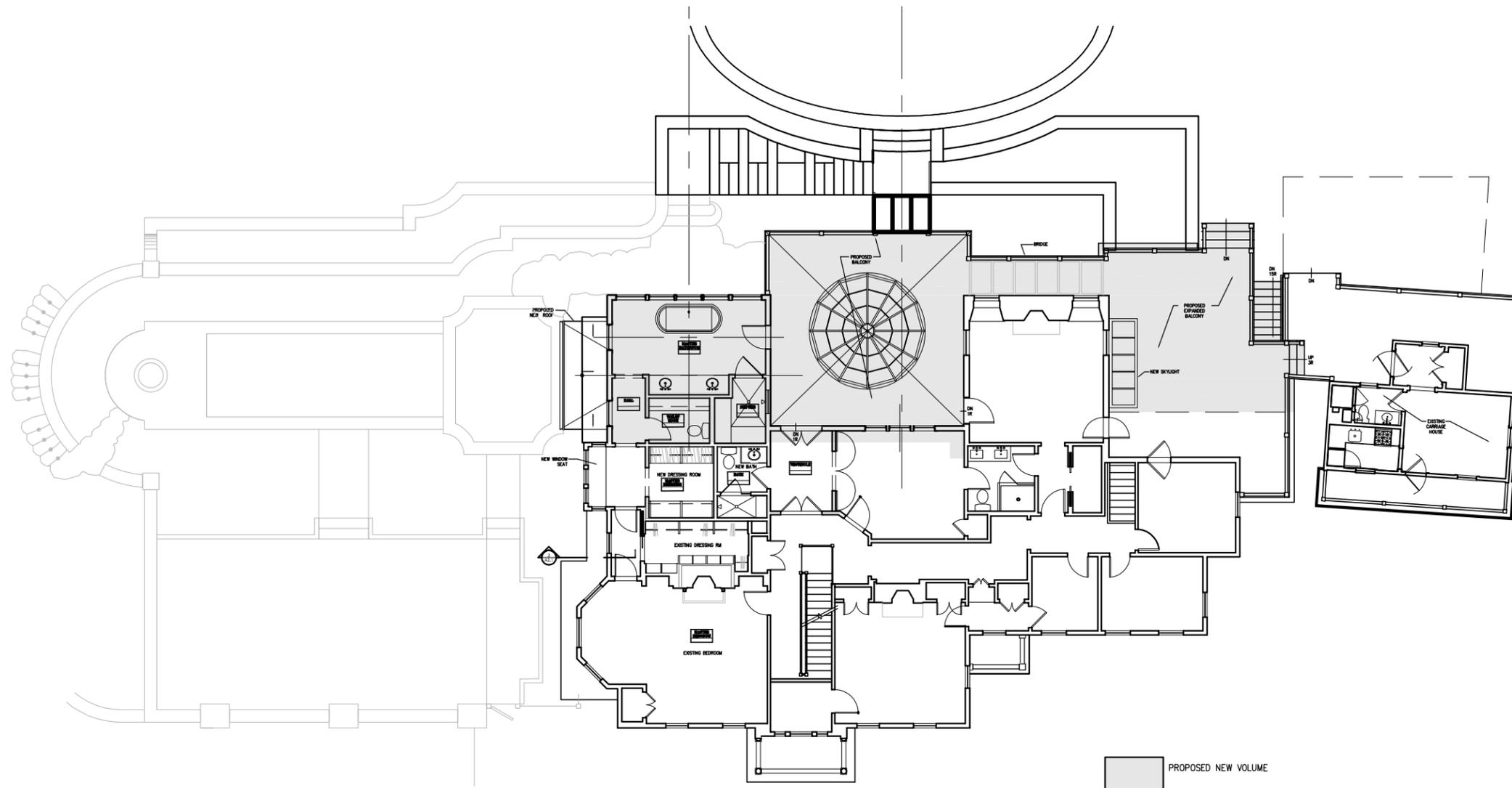
17 September 2019
 Proposed Site Plan
 504 Concord Avenue Belmont, MA 7.



Proposed First Floor (Key Plan)

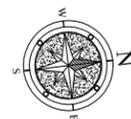


Proposed Partial Basement Plan



Proposed Second Floor (Key Plan)

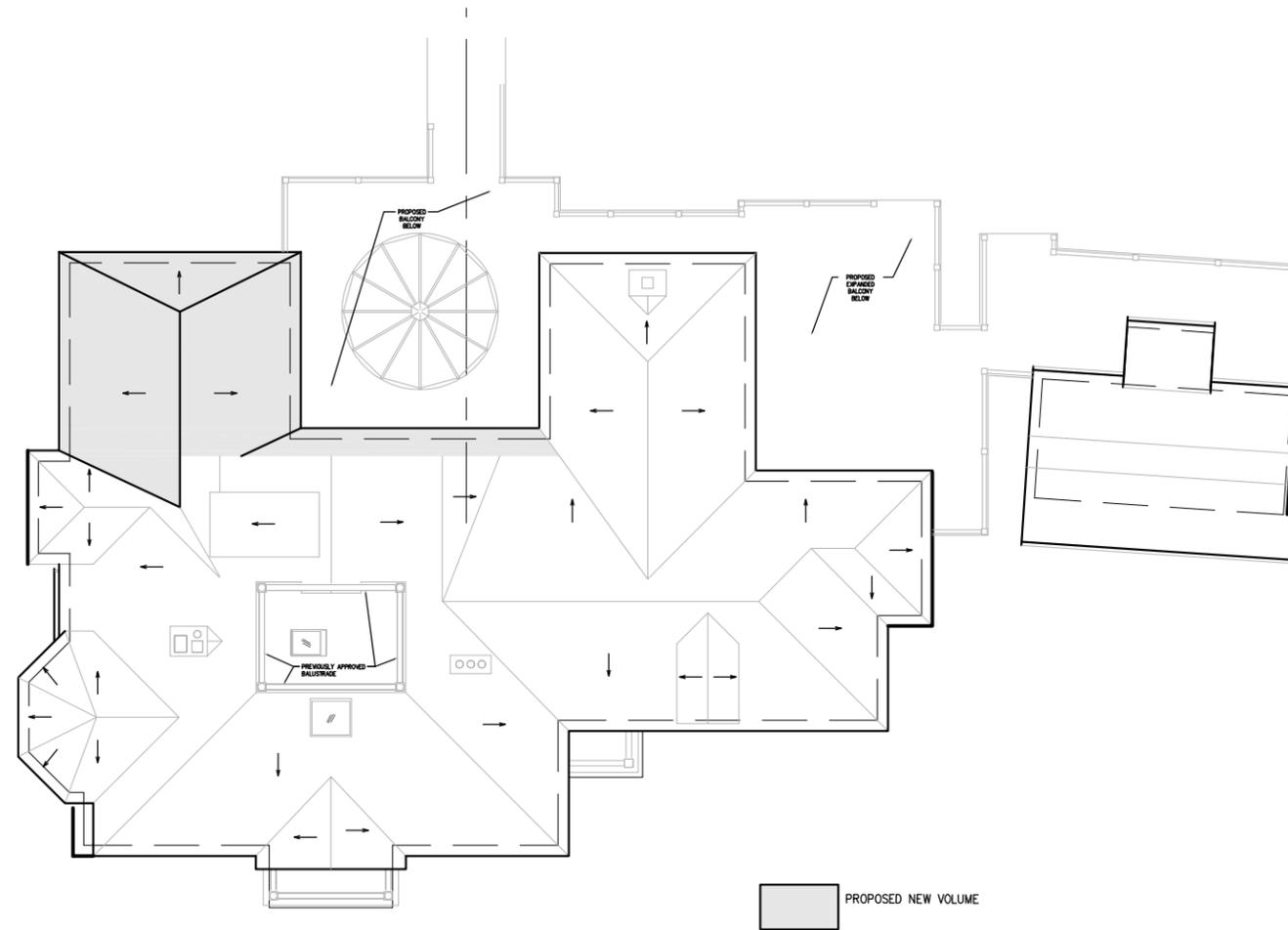
PROPOSED NEW VOLUME



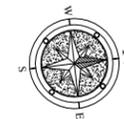
17 September 2019

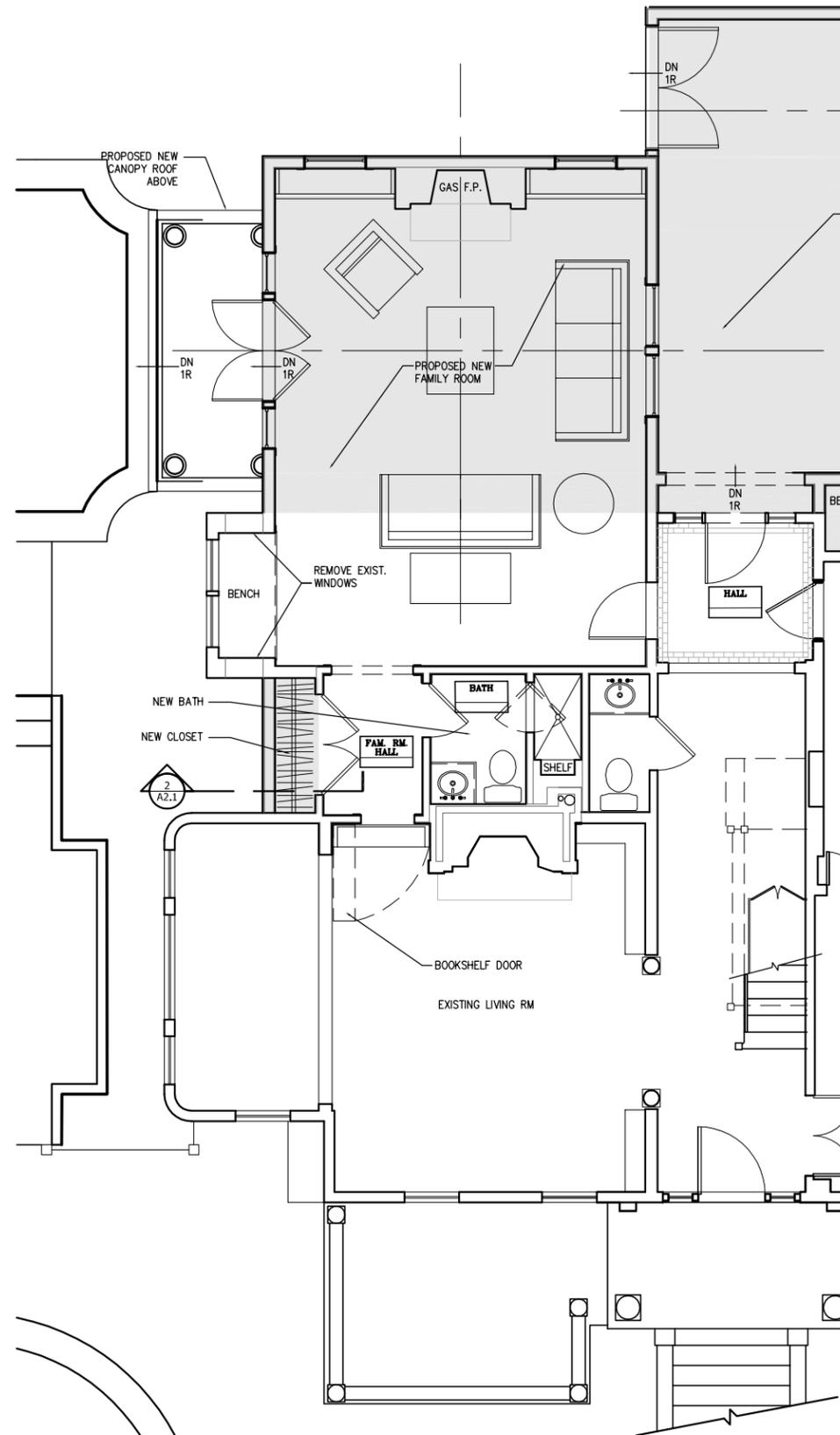
Proposed Second Floor Plan

504 Concord Avenue Belmont, MA 9.



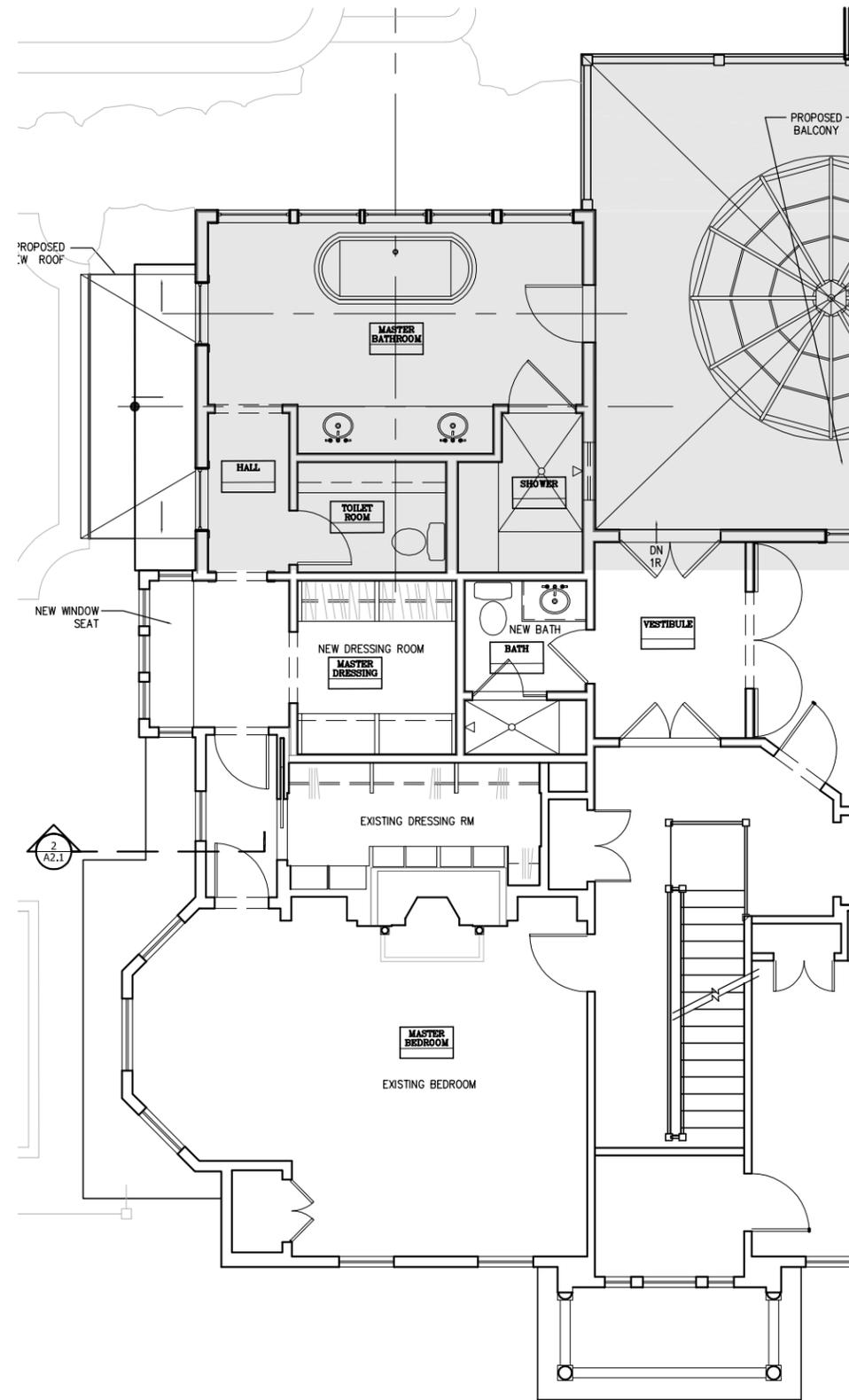
Proposed Roof Plan



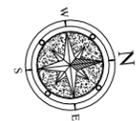


Partial First Floor Plan Showing Family Room Addition

Shaded areas indicate proposed addition



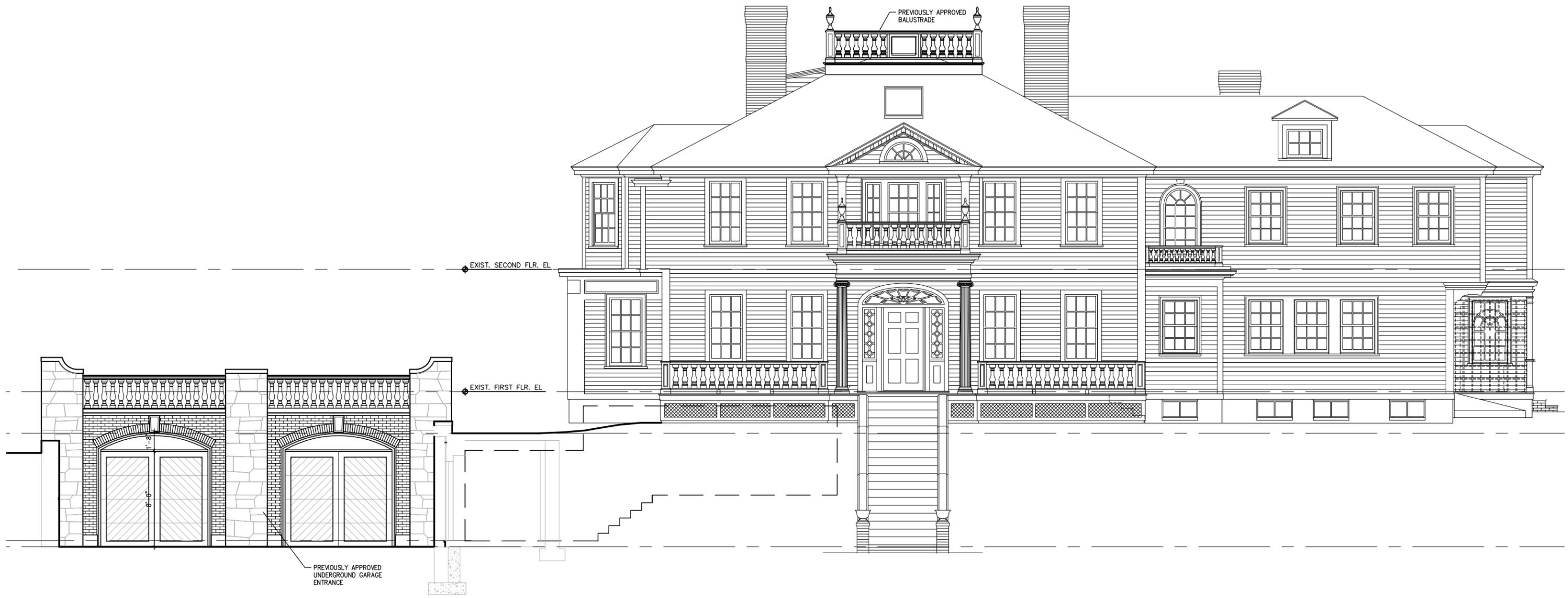
Partial Second Floor Plan Showing Master Suite Addition



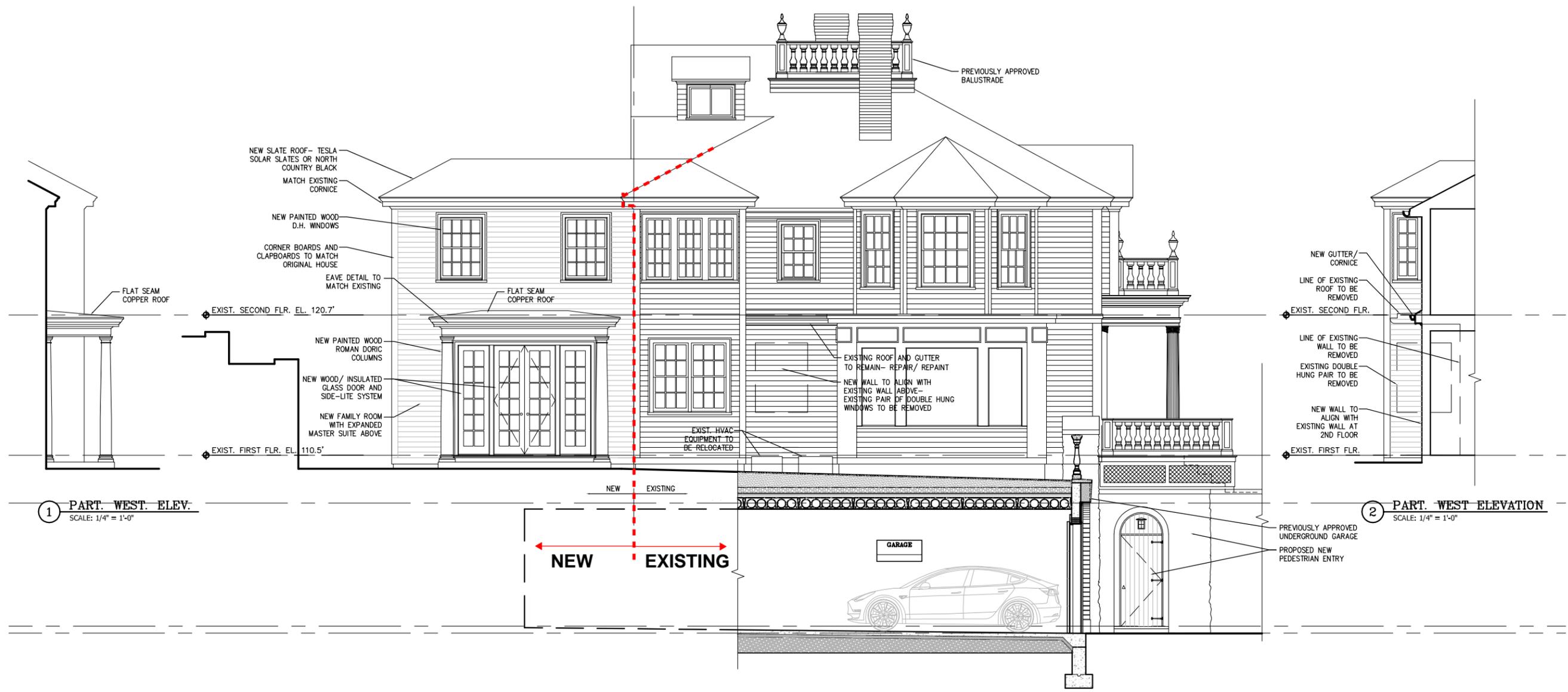
17 September 2019

Proposed First and Second Floor Plans

504 Concord Avenue Belmont, MA 11.

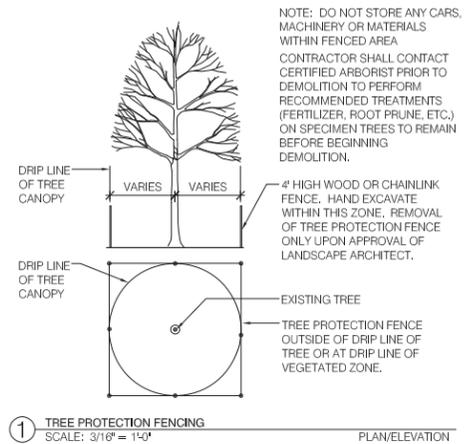


East Elevation - (Shown for reference only)



Proposed South Elevation

Proposed addition shown shaded

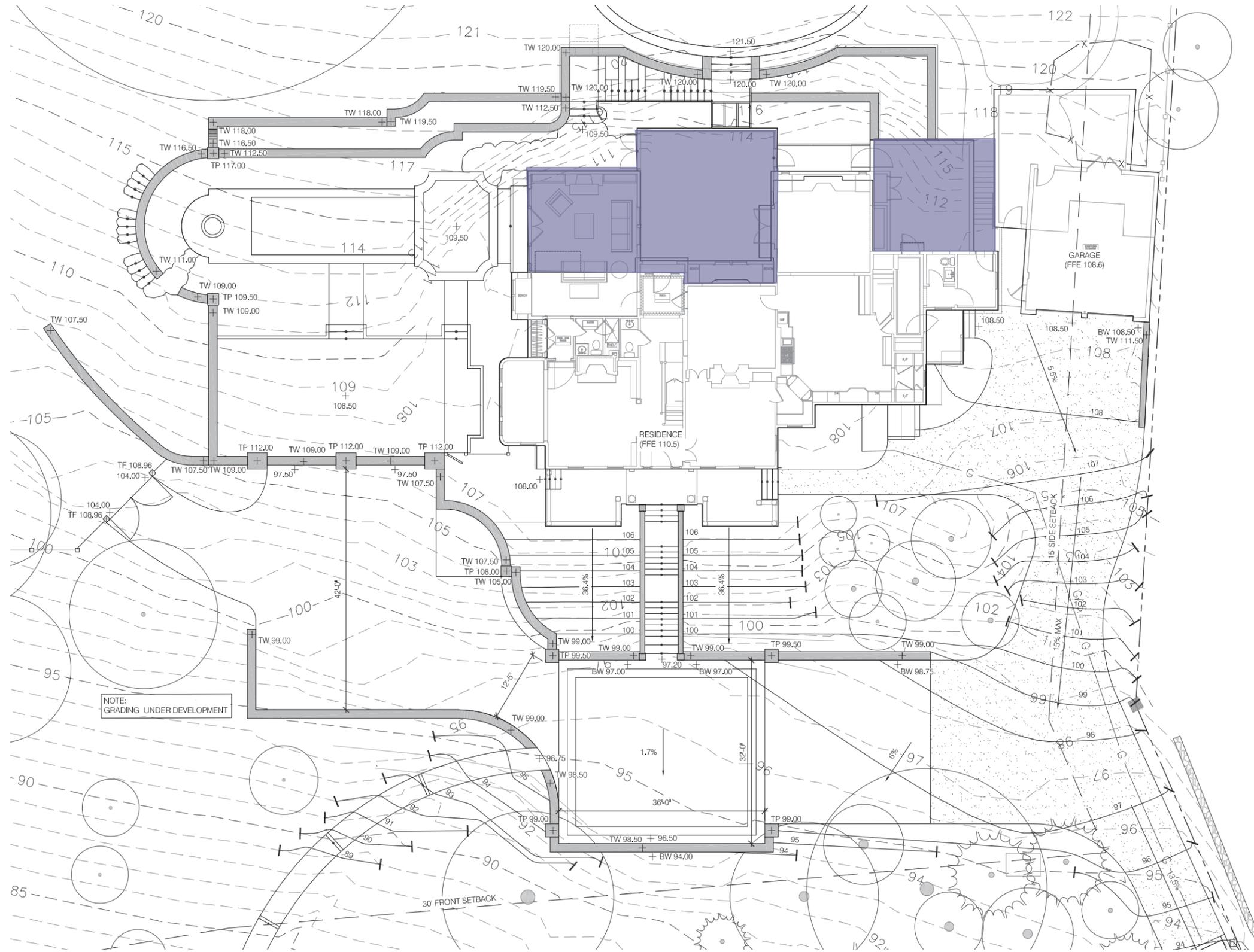


**504 Concord Avenue
Belmont, MA**

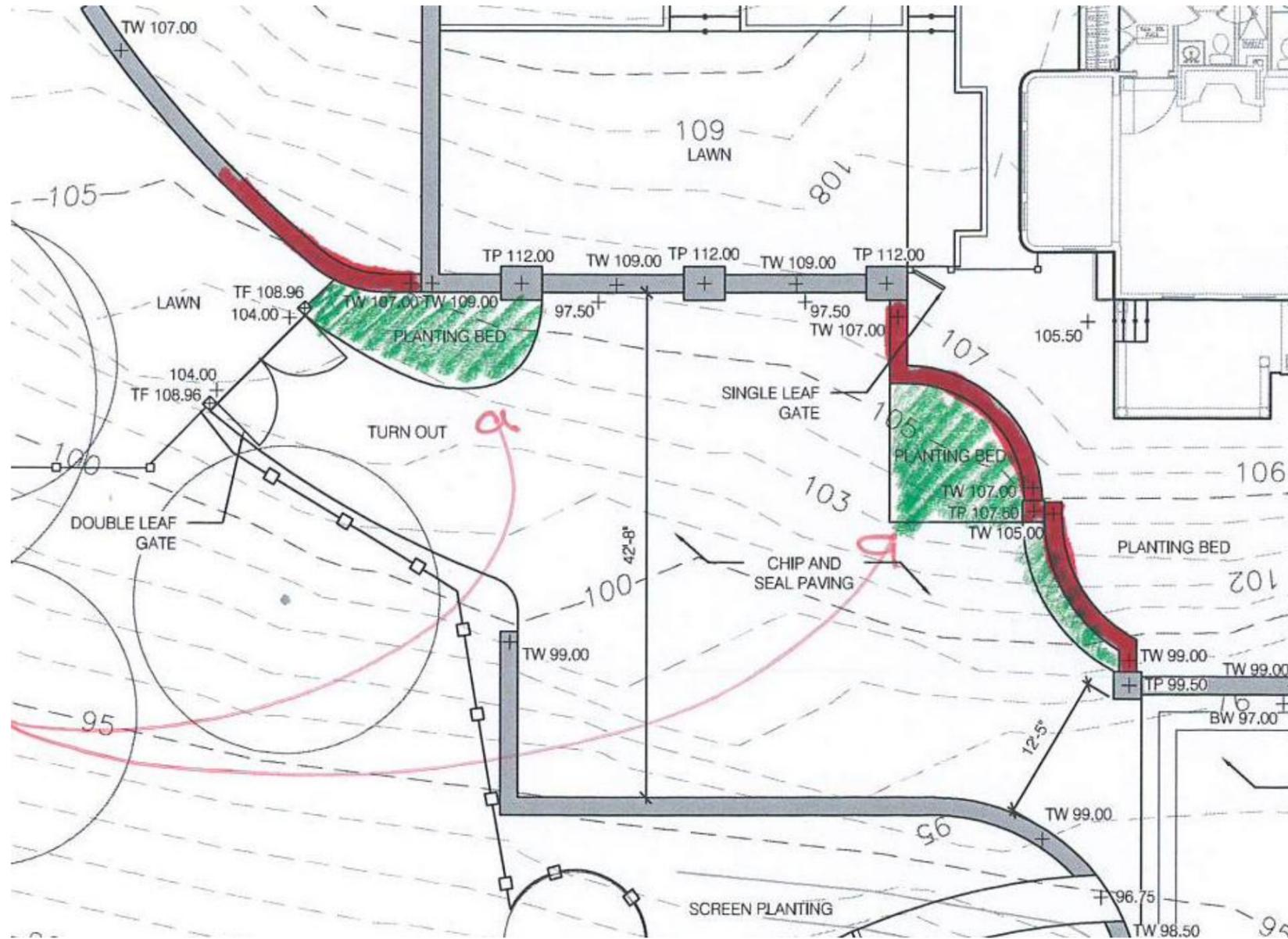
Design Development
17 September 2019
GREGORY LOMBARDI DESIGN
Landscape Architecture
2235 Massachusetts Avenue
Cambridge, Massachusetts 02140
Phone 617.492.2808 Fax 617.492.2904



Proposed addition shown shaded



17 September 2019



**Revised Arrival Court Plan - Detail Showing
Modification to previously Approved Plan**

Hart Associates, Inc.

Phone 617-489-0030
Fax 617-489-0091
www.hartarch.com

50 Church Street
Belmont, Massachusetts
02478-1301

Town of Belmont
Historic District Commission
Addendum to Application for Certificate of Appropriateness
Hearing Date October 8, 2019

The Knight Residence
504 Concord Road
Belmont, MA

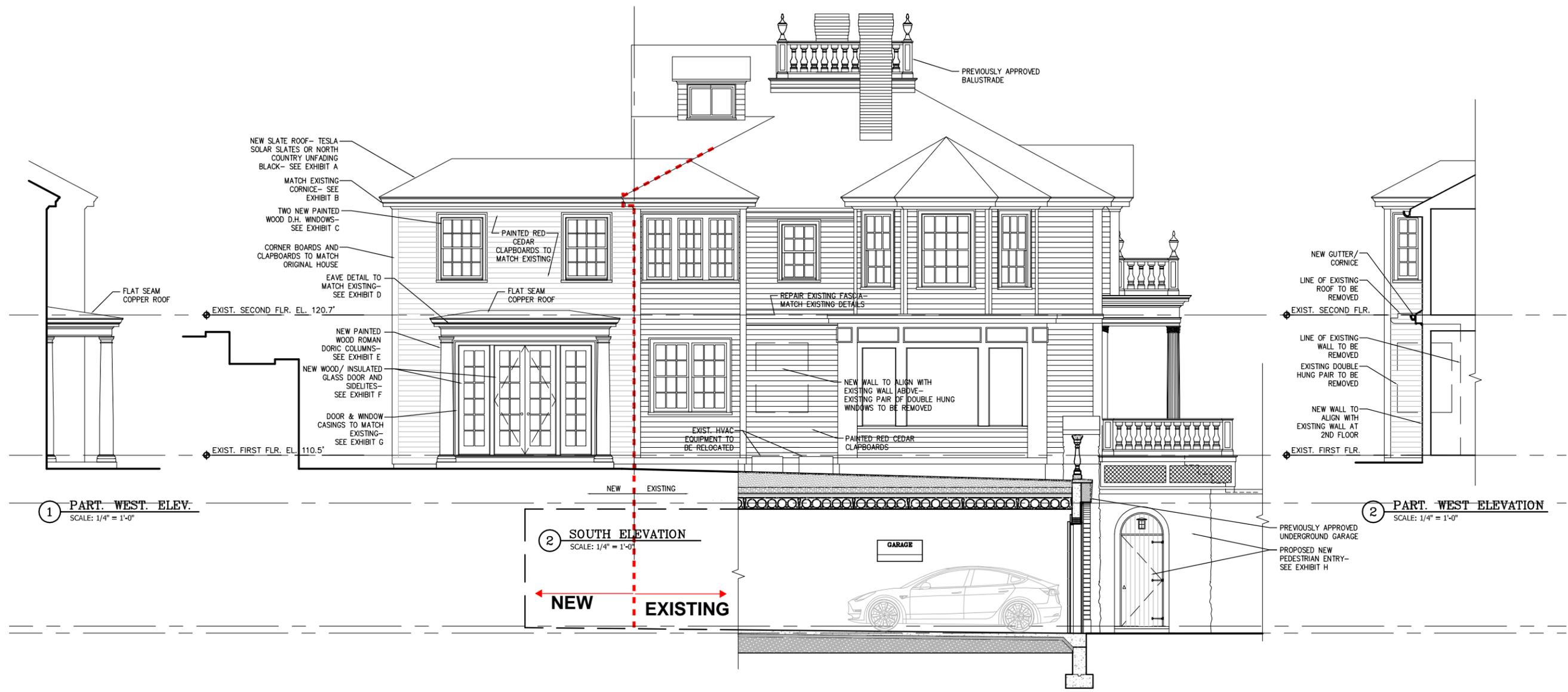
October 10, 2019

The following list and accompanying exhibits describe the materials and products proposed for the south elevation of the family room addition as also described and labeled on the attached Proposed South Elevation drawing dated 10 October 2019,

Proposed Materials and Products

1. **Roofing.** North Country Slate- Unfading Black. 8” width, 6 ½” exposure. See **Exhibit A**
(If Tesla Solar Slates become available in time to be installed on this project, we will apply for HDC review)
2. **Eave detail.** Match existing eave detail, painted wood. See **Exhibit B**
3. **Windows.** Install two new double hung windows. LePage XL series painted grandis, 1 ¾” thick sash, clear low e insulating glass, 7/8 SDL muntins, custom casing (see below) 1 ¾”x 2 ¼”sill. See **Exhibit C**
4. **Porch eave detail.** Match existing porch eave details. Painted wood flat stock and moldings. Surface mounted bronze finish ceiling light fixture with translucent glass See **Exhibit D**
5. **Porch columns.** Turncraft Roman Doric columns and pilasters. painted cedar shafts, painted polyurethane caps and bases, painted aluminum plinths. See **Exhibit E**
6. **French Doors.** LePage 2 ¼” thick painted grandis, clear low e insulating glass, 7/8 SDL muntins, custom casing (see below) 1 ¾” clear finish mahogany casing. See **Exhibit F**
7. **Casings**-windows and door. Match existing profile. See **Exhibit G**
8. **Clapboard.** Red cedar clapboard. Size and exposure to match existing. Painted.
9. **Porch roofing.** Soldered flat seam 20 oz. red copper
10. **Infill segment** –first floor gap west of living room- painted red cedar clapboards painted wood soffit and fascia. Details and dimensions to match existing.
11. **Pedestrian door** to underground garage. Painted 3’0”x 6’8”custom wood door with vertical nickel gap planks and strap hinges. Fixed arch above with bronze finish lantern. See **Exhibit H**

.....



Proposed South Elevation

Exhibit A
504 Concord Avenue
Addendum to COA application
October 11, 2019

The 100 Year Roof



North Country Slate

UNFADING BLACK

e l e g a n c e



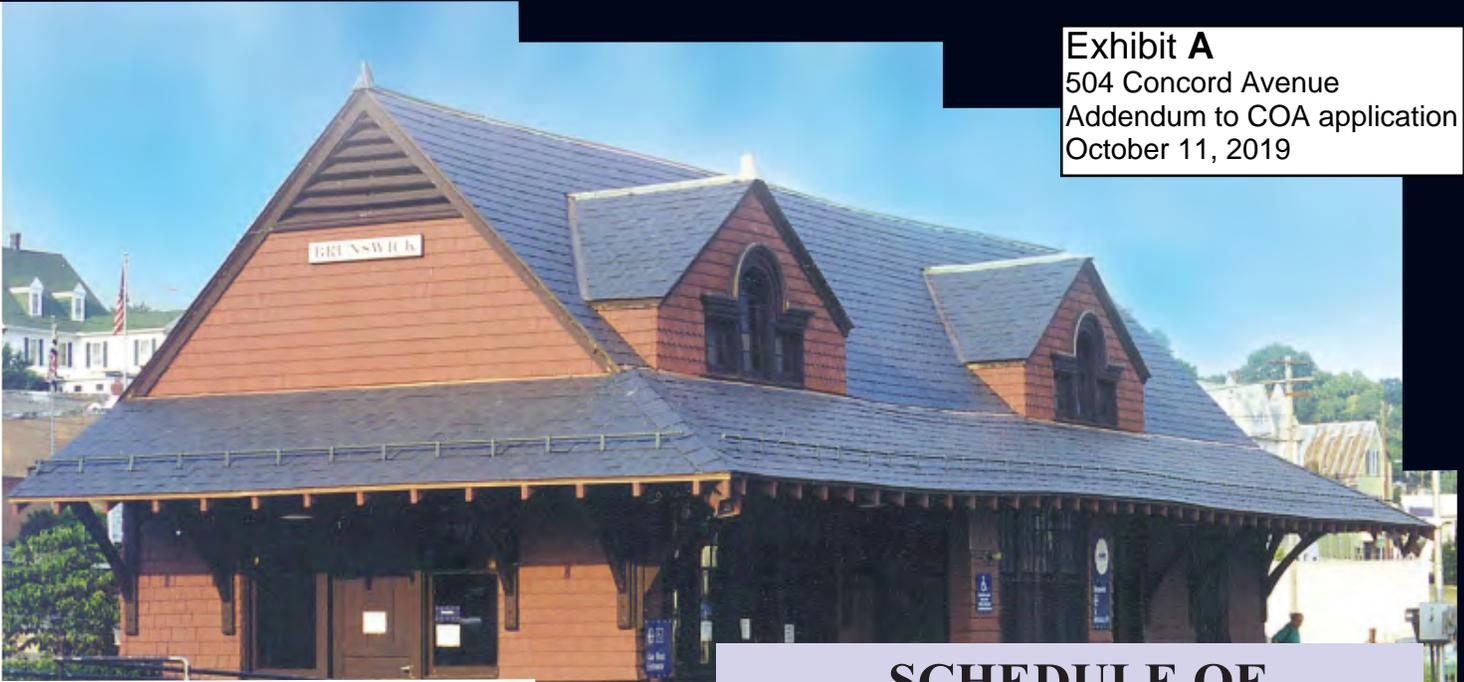
North Country Unfading Black is a premium quality roofing slate offering an elegant and lasting roof for both new construction and restoration projects. Favorably compared to the famous slate of the Monson region of Maine, this smooth, rich black slate with a slight luster has earned the admiration of architects, contractors and building owners around the world. North Country Unfading Black slate meets or exceeds ASTM requirements as an S-1 rated roofing slate. This slate is produced by a single quarry in North America and is exclusive to North Country.



NRCA
Gold Circle Awards

2016 – Gold Circle Award Winner
2013 – Gold Circle Award Winner

p e r f o r m a n c e



NORTH COUNTRY SLATE PROPERTIES

North Country roofing slate when fixed with non-corroding nails or hooks can provide a service life in excess of 100 years.

- Maintenance free.
- Durable and long lasting.
- Resistant to chemical pollutants and acid rain.
- Unaffected by freeze/thaw cycles.
- Environmentally safe.
- Proven performance on rooftops.
- Delivered from stock.
- Special trimming on request.

* ASTM E108-10 Class A (highest) Fire Resistance Rating

** FM4473 Class 3 Hail Impact Rating

*** ASTM D3161-15 Class F (highest) Wind Resistance Rating

*As per 2015 International Building Code section 1505.2 and as tested by the National Slate Association July 13, 2010.

**As tested by the National Slate Association February 25, 2010.

***As tested by the National Slate Association December 8, 2015.

THICKNESS AND WEIGHT

North Country Slate is available in the following nominal thicknesses:

Standards	3/16"	700 lbs./square
Quarters	1/4"	900 lbs./square
Heavies	3/8"	1400 lbs./square

SCHEDULE OF STANDARD SIZES

Slate size Inches	Pieces per square at 3" headlap	Exposure at 3" headlap
24x12	115	10.5"
22x12	126	9.5"
22x11	137	"
20x12	141	8.5"
20x11	154	"
20x10	170	"
18x12	160	7.5"
18x11	175	"
18x10	192	"
18x9	213	"
16x12	185	6.5"
16x11	201	"
16x10	222	"
16x9	246	"
16x8	277	"
14x12	218	5.5"
14x11	238	"
14x10	262	"
14x9	291	"
14x8	327	"
14x7	374	"
12x10	320	4.5"
12x9	356	"
12x8	400	"
12x7	457	"
12x6	534	"

Inventories vary with demand. For a size or thickness not listed, please contact our sales office.

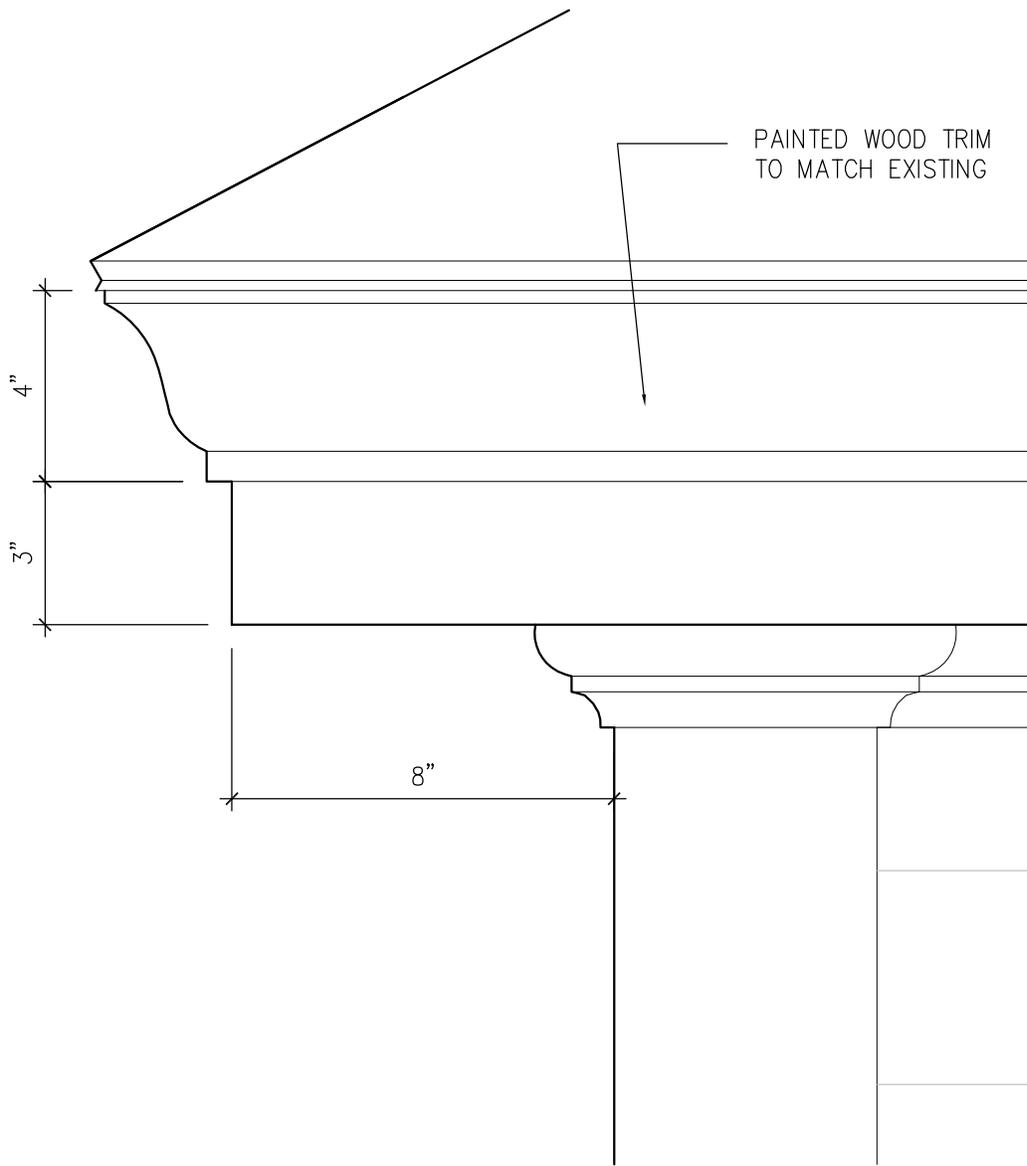


North Country Slate®

North Country Slate®

880 Milner Ave. – Unit B
 Toronto, Ontario
 Canada M1B 5N7

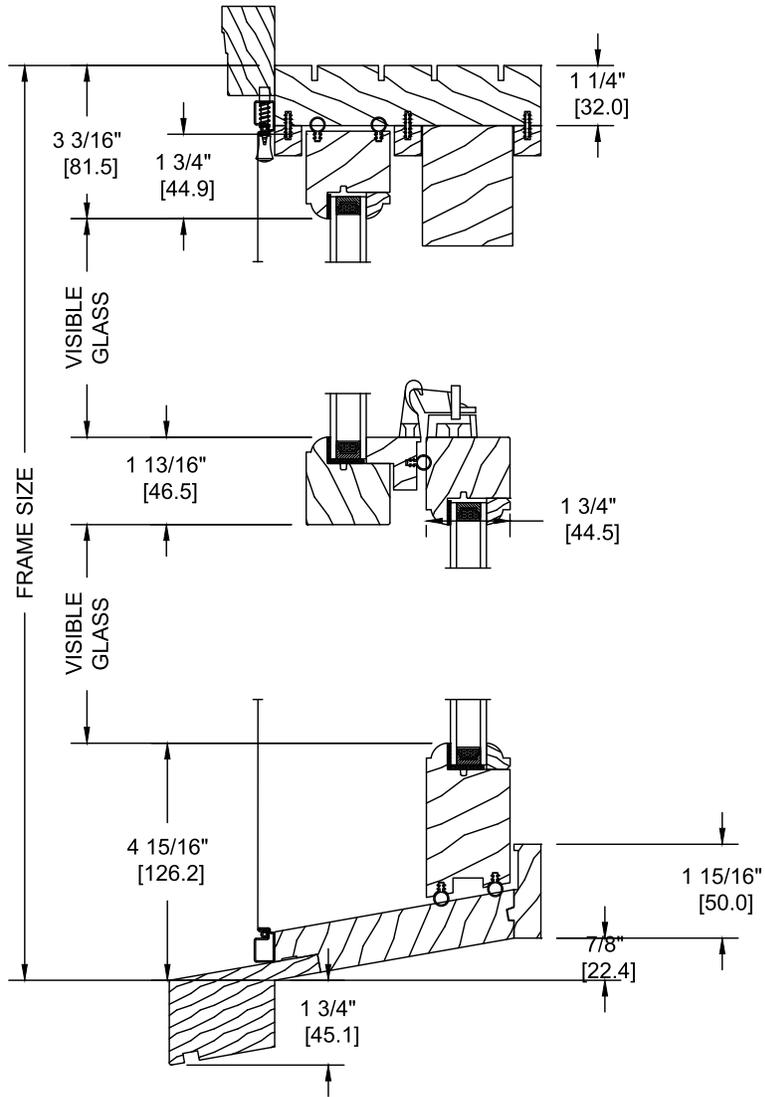
Toll Free: 1-800-975-2835
 Fax: 416-724-2807
 E-mail: info@ncslate.com
 Website: www.northcountryslate.com



CORNICE DETAIL
SCALE: 3"=1'-0"

WOOD XL-100 HUNG WITH 908 BRICKMOULD AND HISTORIC SILL

Exhibit C
504 Concord Avenue
Addendum to COA application
October 11, 2019



VERTICAL SECTION



Exhibit C
504 Concord Avenue
Addendum to COA application
October 11, 2019

Manu Data

Double Hung Window XL-100 – Wood

Frame:

- Pine, red grandis or mahogany
- Thickness 1 7/8" (48mm)
- Depth 5 9/16" (141mm)

Sash:

- Pine, red grandis or mahogany
- Thickness 1 3/4" (44.5mm)
- Height: 1 13/16" (46mm) / 3 1/4" (82mm)
- Colonial or putty glaze

Interior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Hardware:

- Surface mount: satin nickel, unlaquered brass, polish brass, polish nickel or oil rubbed bronze
- Hybride balance lite-lift class 5

Weather-strip

- Silicone, Q-Lon

Insulated glass:

- Double glaze 3/4" (19 mm)
- "Technoform" spacer, bronze, white, black or grey.
- Argon

Glass available:

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Tempered
- Laminated

Screen:

- Mesh: invisible fiberglass, grey or black aluminium
- Surround: white, coppertone or Lepage paint over 50 colors
- Wood screen surround
- Retractable

Grilles:

- Removable 7/8"
- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular: white, brass or pewter

Simulated Divided Lites (SDL):

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, grey, white or black

True Divided Lites (TDL):

- TDL 1 3/4"
- TDL 1 1/4" (putty glaze sash)

Casing:

- 908
- Colonial
- 1 1/4" x 3 1/2" Flat casing
- 1 1/4" x 4 1/2" Flat casing
- 1 1/4" x 5 1/2" Flat casing

Sill Extension:

- Standard GB-021 (1" x 1 1/4")
- Standard GB-040 (1" x 3")
- Historical GB-036 (1 3/4" x 2 1/4")
- Historical GB-058 (1 3/4" x 3")

Exterior Jamb Extension:

- Finish and wood species same as exterior frame 1/8" min and 3" max

Interior Jamb Extension:

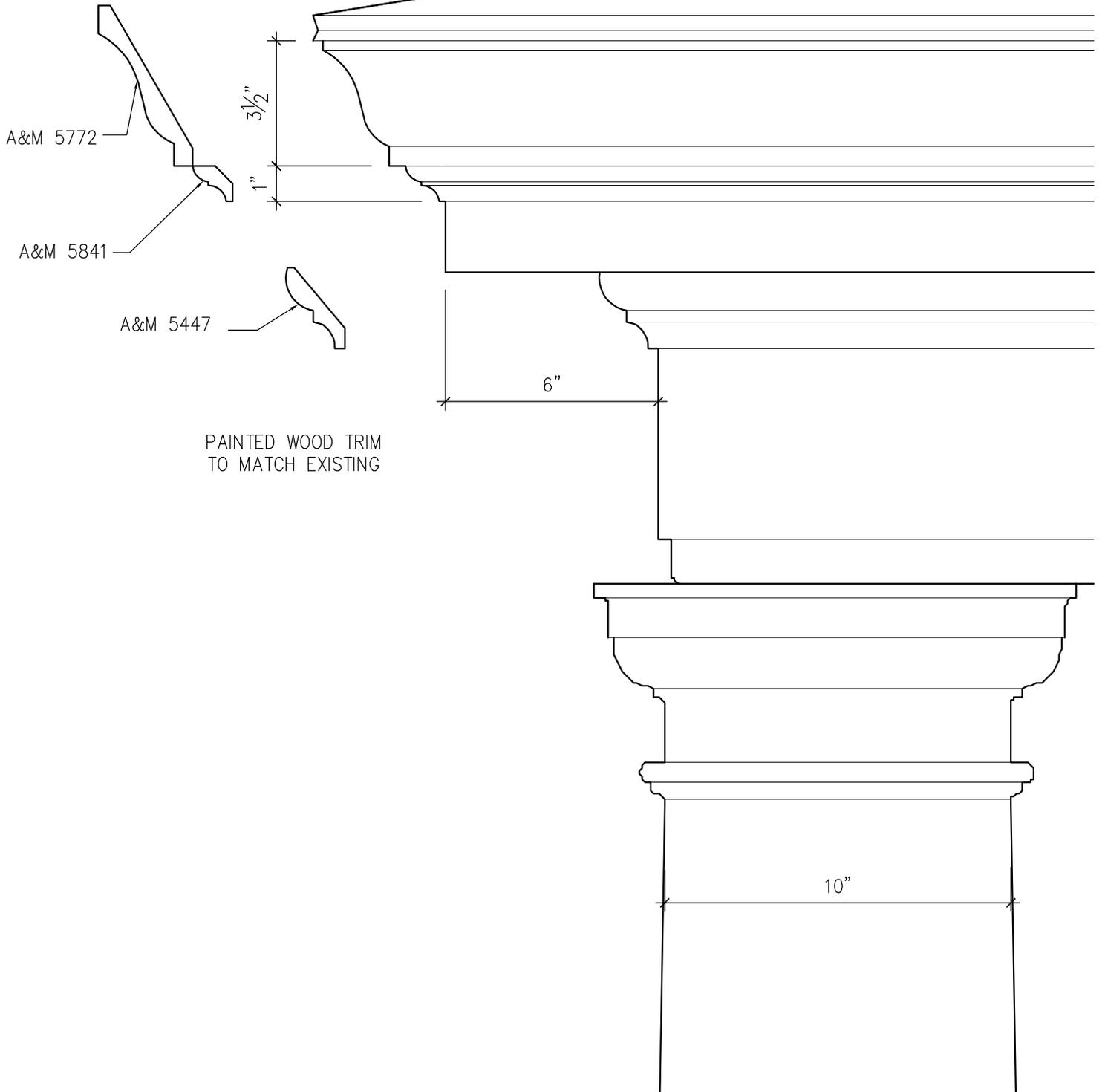
- Finish and wood species same as interior frame 1/8" min and 6" max

Minimums and Maximums:

Minimum width:	12"	Maximum width:	66"
Minimum height:	26"	Maximum height:	152"

Maximum: 43 square foot – (frame size) for double IG

Exhibit D
504 Concord Avenue
Addendum to COA application
October 11, 2019



PORCH EAVE DETAIL
SCALE: 3"=1'-0"



Exhibit D
504 Concord Avenue
Addendum to COA application
October 11, 2019



translucent glass
bronze finish

Vintage VICM-12

sku#: VICM-12

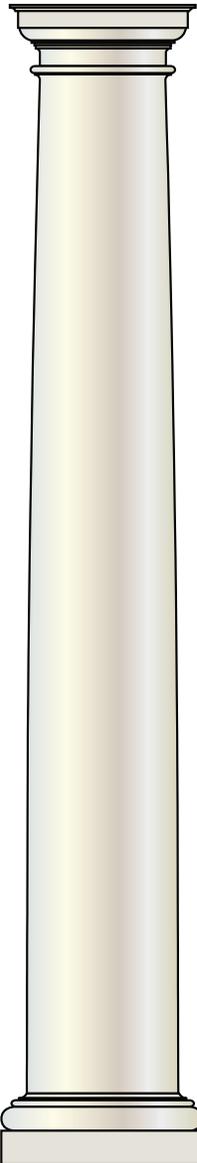
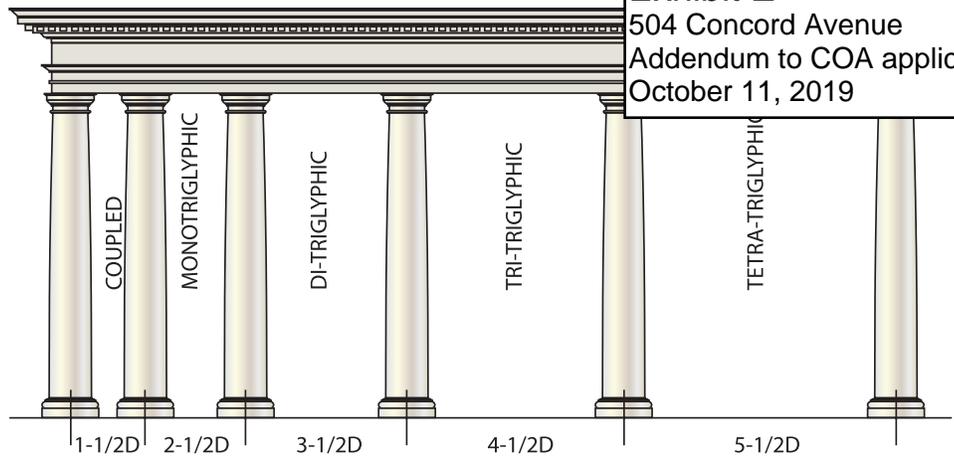
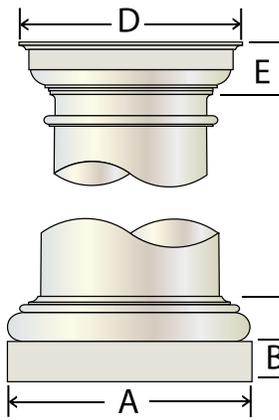
12" Vintage Ceiling Mount

- **Dimensions:** 12"W x 7.25"H
- **Extension:**
- **Canopy/Back Plate Dimensions:** 13.5" sq.
- **Mounting Center to Top:**
- **Bulb Type:** 2-60W Medium (not included)
- **Safety Rating:** Suitable for Damp Locations
- **Finish Shown:** Bronze
- **Ships Via:** Small Parcel

Arroyo Craftsman 4509 Littlejohn Street, Baldwin Park, CA 91706

626-960-9411 | arroyo-info@framburg.com

Exhibit E
 504 Concord Avenue
 Addendum to COA application
 October 11, 2019



ROMAN DORIC SPECIFICATIONS

Shaft nominal bottom diameter	Shaft Specifications						Roman Doric Cap and Base Specifications					
	Bottom		Top		Flutes		Base			Cap		Materials
	Net O.D.	Net I.D.	Net O.D.	Net I.D.	Number	Width	Plinth width (A)	Plinth height (B)	Total height (C)	Abacus width (D)	Total height (E)	
4"	4"	0	3 1/4"	0	18	7/16"	5 3/8"	1"	2 1/8"	5 1/8"	1 1/2"	W P
6"	6"	3"	4 3/4"	2 1/2"	24	1/2"	8"	1"	3 1/4"	7 1/2"	2"	W P
8"	8"	5 1/4"	6 1/2"	4 3/8"	24	1 1/16"	10 3/4"	1 7/8"	4 1/4"	9 3/4"	2 5/8"	W P
10"	10"	7 1/4"	8 1/2"	6 3/8"	24	7/8"	13 3/8"	2 3/8"	5 3/8"	12 1/2"	3 1/8"	W P
12"	12"	9"	10"	7 3/4"	24	1"	16 1/8"	2 3/4"	6 3/16"	14 3/4"	4"	W P
14"	14"	10 1/8"	12"	9"	24	1 1/4"	18 3/4"	3 3/8"	7 3/8"	17 1/2"	4 11/16"	W P F
15"	15"	11 1/16"	12 3/4"	10"	24	1 11/32"	20 1/8"	3 5/8"	8 1/16"	18 11/16"	5 5/32"	W P
16"	16"	12"	13 1/2"	10"	24	1 7/16"	21 1/2"	3 7/8"	8 3/4"	19 7/8"	5 3/8"	W P F
18"	18"	14 1/4"	15"	12"	24	1 1/2"	24 1/4"	4 1/4"	9 7/8"	22 1/4"	6"	W F
20"	20"	16 1/4"	17"	13"	24	1 11/16"	27"	4 3/4"	11"	25"	6 3/4"	W F
22"	22"	18 1/4"	18 1/2"	15"	24	1 15/16"	29 3/4"	5 1/4"	12"	27 3/8"	7 3/8"	W F
24"	24"	20 1/4"	20"	17"	24	2 1/8"	32 1/2"	5 3/4"	13 1/4"	29 3/4"	7 15/16"	W F
26"	26"	22 1/8"	22"	19"	24	2 1/4"	35"	6 1/4"	14 3/8"	32 1/2"	8 11/16"	W F
28"	28"	24 1/8"	23 1/2"	21"	24	2 11/16"	38"	6 3/4"	15 3/8"	34 5/8"	9 3/8"	W F
30"	30"	26 1/4"	25"	22"	24	2 7/8"	40 1/2"	7 1/4"	16 3/8"	37"	9 15/16"	W F
32"	32"	27"	27"	23"	24	3"	42 3/4"	7 3/4"	17 3/4"	39 1/4"	10 1/16"	F
34"	34"	29"	28 1/2"	24 1/2"	24	3 1/4"	45 1/2"	8 1/2"	19 1/4"	42 1/8"	11 1/16"	F
36"	36"	31"	30"	26"	24	3 3/4"	48"	9"	20 1/4"	44 1/8"	12"	F

CALCULATED SAFE-LOAD CAPACITIES

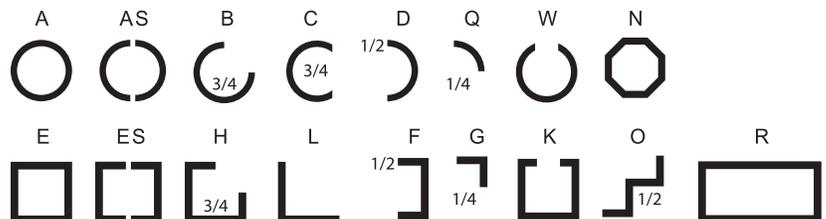
Diameter	Pine	Cedar	Available Heights*
6"	2,567 lb.	5,146 lb.	3' to 10'
8"	4,114 lb.	7,646 lb.	4' to 12'
10"	5,497 lb.	10,474 lb.	5' to 16'
12"	6,620 lb.	12,535 lb.	6' to 20'
14"	11,017 lb.	15,282 lb.	6' to 20'
16"	12,307 lb.	17,343 lb.	6' to 24'
18"	14,487 lb.	19,404 lb.	6' to 24'
20"	16,688 lb.	22,151 lb.	6' to 30'
22"	18,426 lb.	24,212 lb.	8' to 30'
24"	20,018 lb.	26,272 lb.	8' to 30'
26"	22,252 lb.	36,870 lb.	8' to 30'
28"	24,001 lb.	39,519 lb.	8' to 30'
30"	25,746 lb.	42,169 lb.	8' to 30'
32"	42,080 lb.	55,317 lb.	8' to 30'
34"	44,567 lb.	57,476 lb.	8' to 30'
36"	47,054 lb.	61,794 lb.	8' to 30'

The sample columns tested supported loads at least four times the calculated values to the left prior to failure. The load was applied concentrically through the axis of the column. Loads shown are valid only if there is uniform contact between the full area of column ends and the cap and base units. Loads are provided for your convenience only and are not exact values. Consult a structural engineer for the most accurate load estimates.

* Custom sizes available on request.

PLAN TYPES

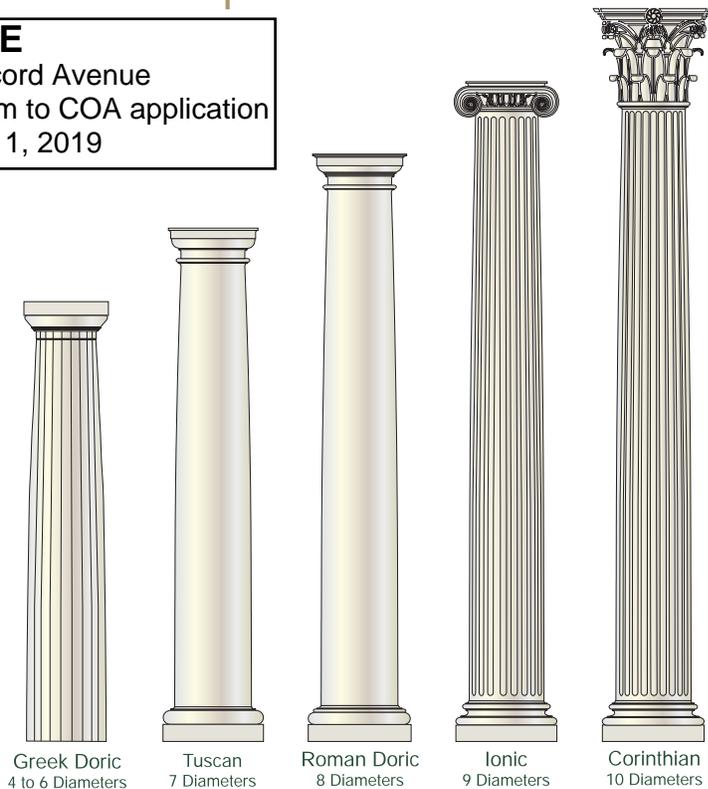
Architectural Columns are available in the following plan types. Please specify when you order. Custom plan types are also available. (Fractional components shown are typical. Customer may specify actual returns, wall thicknesses, etc).



Comparison of the Orders

Exhibit E

504 Concord Avenue
Addendum to COA application
October 11, 2019



Turncraft Architectural wood columns are our premier product for precise attention to detail both in design and quality. Unlike FRP columns, where the manufacturing processes dictate some alterations to details, our wood columns are closest to true architectural specifications such as proportion, fluting and entasis (taper or bow).

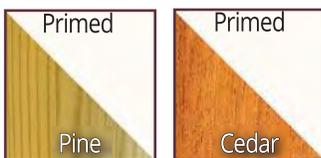
Architectural columns are best proportioned when following the suggestions of William Ware (*The American Vignola*), Robert Chitham (*The Classic Orders of Architecture*), Palladio and others to emulate the ancient architecture of Greece and Rome. The illustration "Comparison of the Orders" shows how the height and diameter ratio affects columns of a similar diameter. Tip: to determine the correct diameter for a column in the height you need, simply divide the height by the diameter factor given below the style chosen. For example, at a two-story height of 198", an Ionic column (9 diameters) should be 22" in diameter ($198/9=22$), or a Tuscan column (7 diameters) should be 28" in

diameter.

In addition to the round columns shown, Turncraft Architectural can provide wood columns in non-architectural proportions, in many plan types, including squares, octagons and pilasters, either straight or tapered, as well as coupled columns, and other custom configurations.

Using our computerized lathes, our wood columns typically have the correct column entasis (taper or bow) – the lower one-third of the shaft is straight, and the upper two-thirds has a diminishing taper. The "Entasis Taper" illustration shows precisely how this is generated. We also have the ability to customize the shaft taper. For example, straight tapers are common, as well as barrel columns where the center of the shaft is larger than both ends.

For exterior use, the recommended wood for shafts is cedar because of its inherent resistance to insects and wood rot, and carries a ten year limited warranty. Pine is also available, with a one year limited warranty. Cap and base for exterior columns are usually polyurethane (up to 16" columns) or fiberglass (18" and larger).



For interior use, Turncraft is able to manufacture columns from a wide variety of woods. Paint grade woods are typically finger-jointed pine or poplar, and stain grade can be practically any species imaginable.



Our most popular stain grade species are red oak, mahogany, cherry, maple, alder, and walnut. The examples here show the differences in grain and color. However it's best to keep in mind that the finish used affects the final color, so this isn't an exact match.

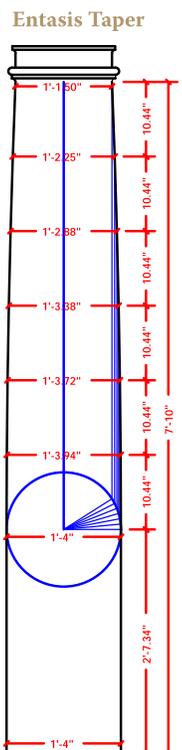




Exhibit F

504 Concord Avenue
Addendum to COA application
October 11, 2019

Manu Data

French Door – Wood

Frame:

- Pine, red grandis or mahogany
- Thickness 1 ¼" (32mm)
- Depth 4 9/16" (116mm), 6 9/16" (167mm) or 7 ¼" (184mm)

Panel:

- Pine, red grandis or mahogany
- Thickness 1 ¾" (44.5mm) or 2 ¼" (57mm)
- Colonial or putty glaze
- Stiles and top rail width: 5" or 3 5/8"
- Bottom rail 9", 5" or 3 5/8"
- Choice of flat or raised panels

Interior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Hardware:

- Adjustable hinges: satin chrome, antique nickel, polish brass, antique brass, oil rubbed bronze or black
- 4" x 4" ball bearing: satin chrome, antique nickel, polish brass, antique brass, oil rubbed bronze or black
- 4 ½" x 4 ½" ball bearing: satin chrome, polish chrome, satin nickel, antique nickel, polish brass, unlaquered brass, antique brass, oil rubbed bronze or black
- Stainless steel multi-point lock
- Traditional or contemporary handles: satin chrome, satin nickel, antique nickel, polish brass, antique brass, oil rubbed bronze or black

Weather-strip

- Silicone

Insulated glass tempered:

- Double glaze ¾" (19 mm)
- Triple glaze 1 ¼" (32mm) with 2 ¼" (57mm) sash
- "Technoform" spacer, bronze, white, black or grey.
- Argon

Glass available:

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Laminated

Screen:

- AS-07 all aluminium sliding screen
- Wood screen, panel 1 3/4" (44.5mm), with hinges
- Combo with glass and available with flat or raised panel

Grilles:

- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular: white, brass or pewter

Simulated Divided Lites (SDL):

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, grey, white or black

True Divided Lites (TDL):

- TDL 5", 3 5/8" or 1 7/8"

Casing:

- 908
- Colonial
- 1 1/4" x 3 1/2" Flat casing
- 1 1/4" x 4 1/2" Flat casing
- 1 1/4" x 5 1/2" Flat casing

Exterior Jamb Extension:

- Finish and wood species same as exterior frame 1/8" min and 2" max

Interior Jamb Extension:

- Finish and wood species same as interior frame 1/8" min and 6" max

Minimums and Maximums:

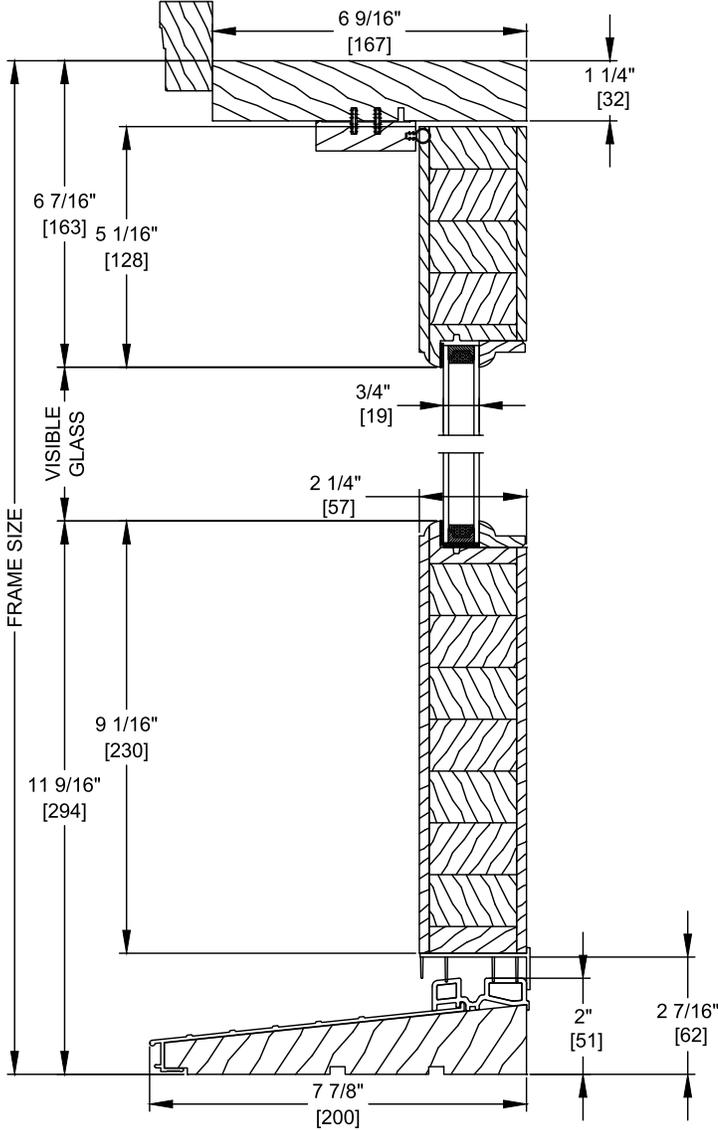
Minimum width (simple):	21 13/16" 26 1/2"	Minimum width (double):	42" - 1 3/4" 51 1/2" - 2 1/4"
Maximum width (simple):	50 3/4"	Maximum width (double):	99 7/8"
Maximum height:	108"		
Minimum height (with Multipoint - inswing):			72 3/4"
Minimum height (with Multipoint - outswing):			71 3/4"
Minimum height (with Multipoint – Handicapped sill):			71 3/16"
Minimum height (without multipoint)			48"

Minimum: 24 square foot (IG)

For more information, please visit our web site at www.lepagemillwork.com

WOOD 2 1/4" PANEL INSWING FRENCH DOOR WITH
 908 BRICKMOULD CASING AND 6 9/16" FRAME

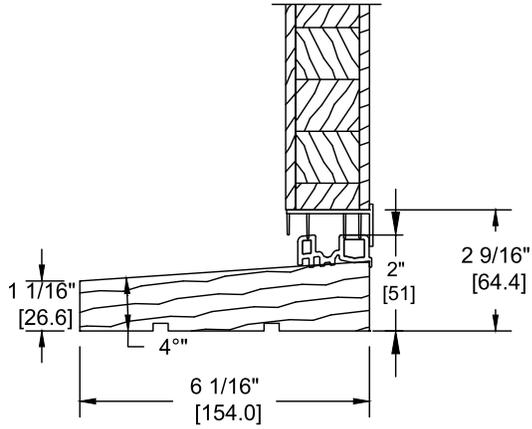
Exhibit F
 504 Concord Avenue
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 October 11, 2019



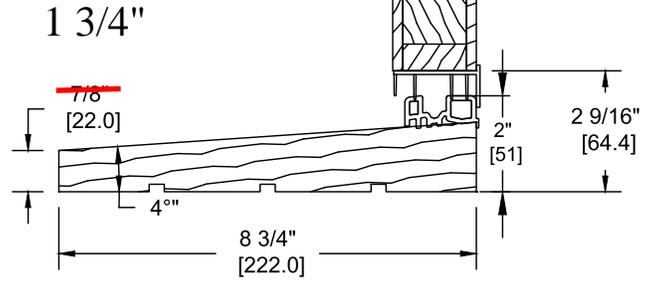
VERTICAL SECTION

WOOD 1 3/4" PANEL INSWING FRENCH DOOR
 MAHOGANY SILL OPTION

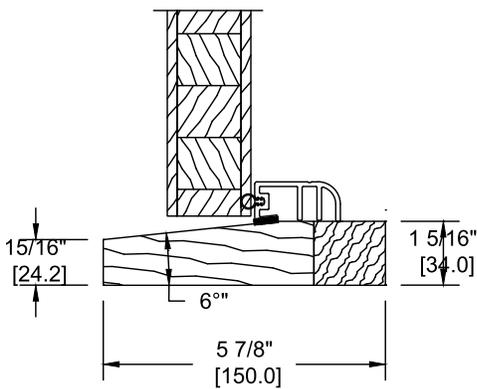
Exhibit F
 504 Concord Avenue
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 October 11, 2019



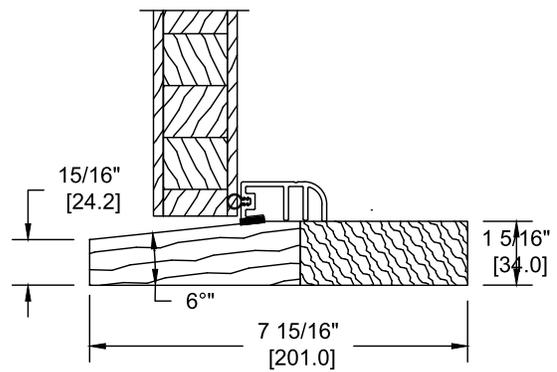
INSWING 4 ⁹/₁₆" FRAME



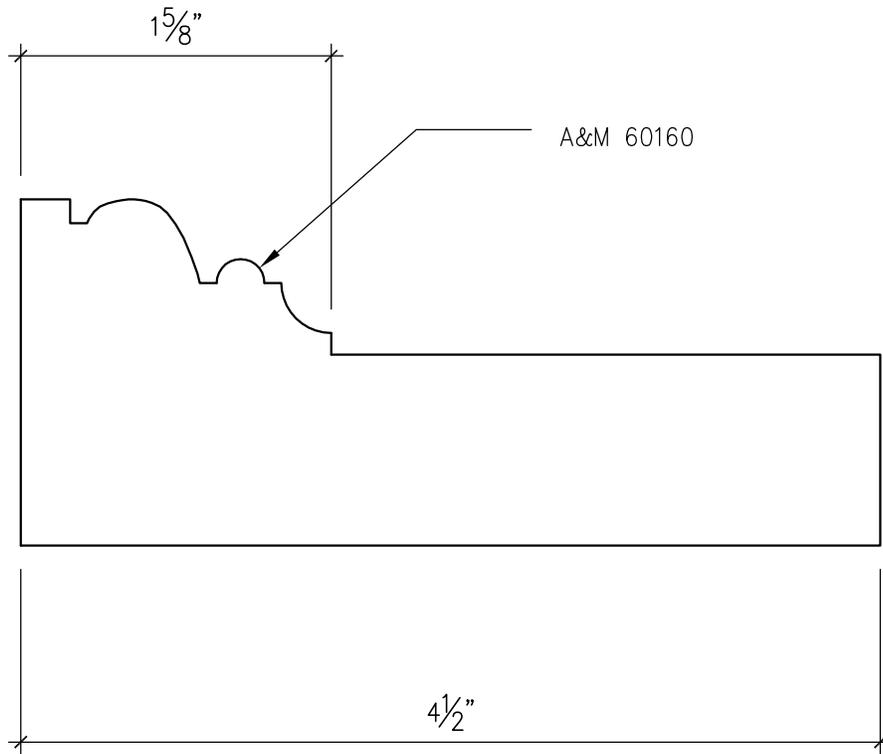
INSWING 6 ⁹/₁₆" FRAME



OUTSWING 4 ⁹/₁₆" FRAME



OUTSWING 6 ⁹/₁₆" FRAME



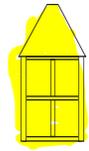
PAINTED WOOD CASINGS
TO MATCH EXISTING

CASING DETAIL
SCALE: FULL SCALE

Carriage™ Lantern

We like the Carriage Lantern for its simplicity of style, straightforward design, and versatility of use. Our customers have installed the Carriage Lantern in a wide variety of American vernacular home styles, including New England saltbox, Midwest farmhouse, and Shaker-inspired dwellings.

Overlay Options:



WP
Windowpane
Overlay



CC
Crosscut
Overlay

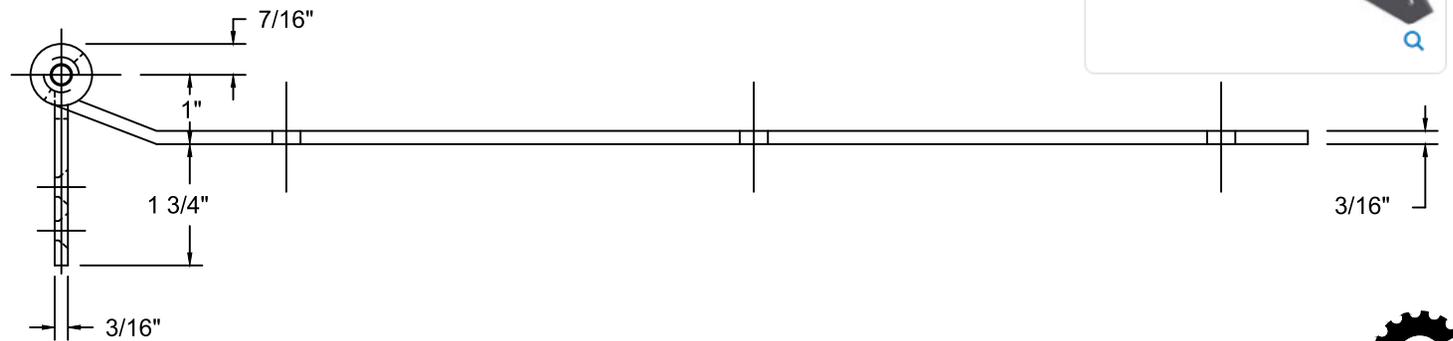
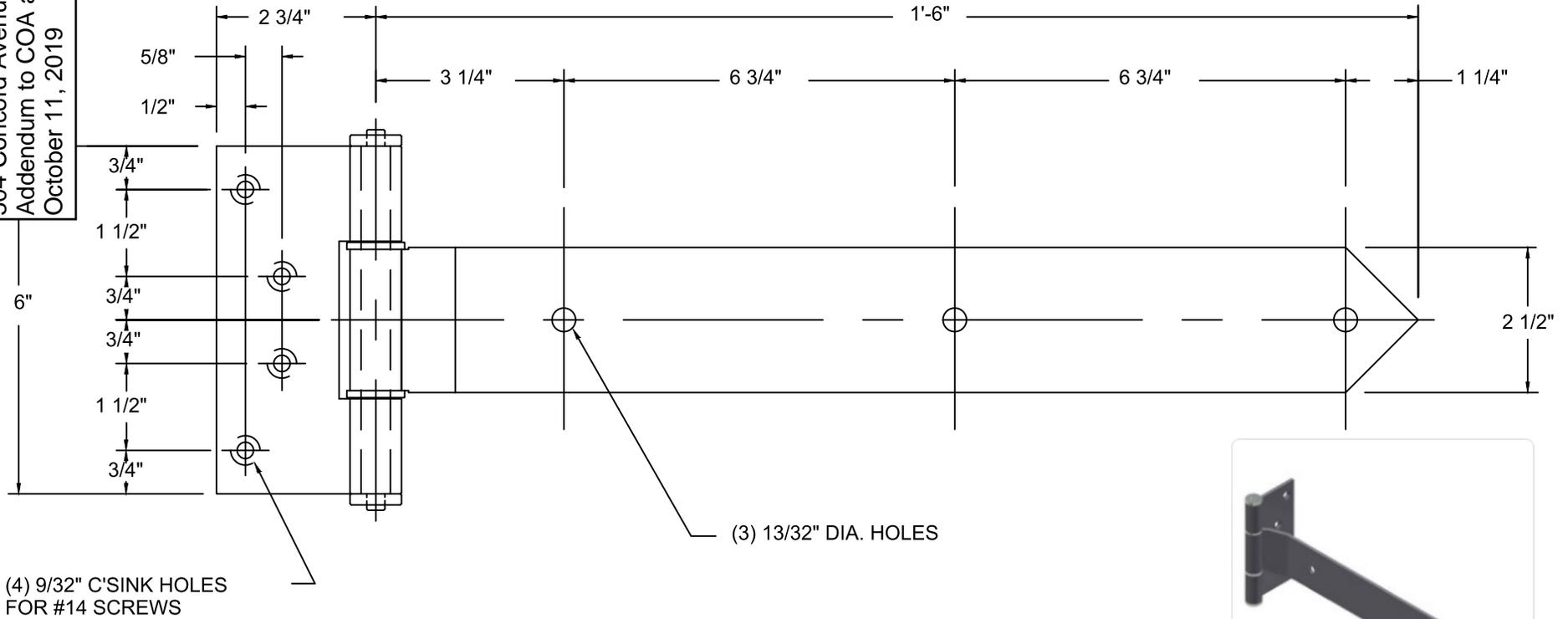


SR
Sawbridge
Overlay

All dimensions in inches	MOUNT DESCRIPTION	MODEL NUMBER	ROOF WIDTH		LANTERN HEIGHT		OVERALL LENGTH		MINIMUM LENGTH Specify overall length in 1" increments		PROJECTION	SUPPORT BRACKET		MOUNTING PLATE		OPTIONAL BOTTOM PANEL		OPTIONAL PIER MOUNT WATTAGE		OPTIONAL SOCKET CLUSTER WATTAGE			
	Straight Arm Wall Mount <i>Shown with support bracket</i>	EX-5104-A10	4	9-1/2	12-1/2	6						5 dia				1/150							
		EX-5106-A10	6	12	15	8							5 dia				1/150						
		EX-5107-A10	7	14-3/4	17-3/4	9							5 dia				1/150					2/60	
		EX-5108-A10	8	17-1/2	20-3/4	11							5 dia	•			1/150						3/100
		EX-5110-A10	10	21-1/2	25-3/4	12-1/4							7 dia	•			1/150						3/100
		EX-5112-A10	12	25-1/2	29-3/4	13-1/2							7 dia	•			1/150						3/100
	Flush Wall Mount	EX-5104-A15	4	9-1/2	10-1/2	4-1/2						4w x 6h				1/150							
		EX-5106-A15	6	12	13	6-1/2						5-1/2w x 7-1/2h	•			1/150						2/60	
		EX-5107-A15	7	14-3/4	15-3/4	7-1/2						7w x 9h	•			1/150							2/60
		EX-5108-A15	8	17-1/2	18-1/2	8-1/2						8w x 10-1/2h	•			1/150							3/100
		EX-5110-A15	10	21-1/2	22-3/4	10-3/4						10w x 13h	•			1/150							3/100
		EX-5112-A15	12	25-1/2	26-3/4	12-3/4						12w x 15-1/4h	•			1/150							3/100
	Flush Ceiling Mount	EX-5104-A17	4	9-1/2	10-3/4							5 dia				1/150							
		EX-5106-A17	6	12	13-1/4							5 dia	•			1/150						2/60	
		EX-5107-A17	7	14-3/4	17							6 dia	•			1/150						2/60	
		EX-5108-A17	8	17-1/2	19-3/4							6 dia	•			1/150						3/100	
	Chain Mount <i>Specify overall length in 1" increments.</i>	EX-5104-A18	4	9-1/2				13				5 dia				1/150							
		EX-5106-A18	6	12				16				5 dia	•			1/150						2/60	
		EX-5107-A18	7	14-3/4				20				6 dia	•			1/150						2/60	
		EX-5108-A18	8	17-1/2				23				6 dia	•			1/150						3/100	
		EX-5110-A18	10	21-1/2				28				7 dia	•			1/150						3/100	
		EX-5112-A18	12	25-1/2				33				7 dia	•			1/150						3/100	
	Stem Mount <i>Specify overall length in 1" increments.</i>	EX-5104-A19	4	9-1/2				12				5 dia				1/150							
		EX-5106-A19	6	12				14				5 dia	•			1/150						2/60	
		EX-5107-A19	7	14-3/4				18				6 dia	•			1/150						2/60	
		EX-5108-A19	8	17-1/2				21				6 dia	•			1/150						3/100	
		EX-5110-A19	10	21-1/2				25				7 dia	•			1/150						3/100	
		EX-5112-A19	12	25-1/2				28				7 dia	•			1/150						3/100	
	Post Mount <i>Overall length does not include post fitter sleeve. Fits standard 3" dia. round post. Post not included; see page 42.</i>	EX-5104-A22	4	9-1/2	10-1/2											1/150							
		EX-5106-A22	6	12	13												1/150					2/60	
		EX-5107-A22	7	14-3/4	15-3/4												1/150					3/100	
		EX-5108-A22	8	17-1/2	18-1/2												1/150					3/100	
		EX-5110-A22	10	21-1/2	22-3/4												1/150					3/100	
	Column Mount <i>Overall length includes lantern with sub-base.</i>	EX-5104-A23	4	9-1/2	11-1/4											1/150							
		EX-5106-A23	6	12	14								4-3/4 sq				1/150					2/60	
		EX-5107-A23	7	14-3/4	16-3/4								6-1/4 sq				1/150					3/100	
		EX-5108-A23	8	17-1/2	19-3/4								7-3/4 sq				1/150					3/100	
		EX-5110-A23	10	21-1/2	23-3/4								9-1/4 sq				1/150					3/100	
		EX-5112-A23	12	25-1/2	28-1/4								11-1/2 sq				1/150					3/100	
												13-3/4 sq			1/150					3/100			

Exhibit H
 504 Concord Avenue
 Addendum to COA application
 October 11, 2019

REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED



NOTE:
 PINTLE SHOWN IN FULL
 CLOSED POSITION
 MILD STEEL
 FINISH:
 POWDER COAT "TAN"

DWG #9036-P31
 DESCRIP: Hinge, Disc Bearing
 DRAWN:BCM
 SHEET # 1

FILE: \\crown-fs\main\engineering\hardware\hinges\9036\9036-p31

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