

# EMERSON-PARKS HOUSE CONDOMINIUM





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

OFFICE USE
Case Number: HDC -

**APPLICATION**

In accordance with the Historic Districts Act, MGL Ch 40C, and the Town of Belmont General Bylaws, §40-315, the undersigned applies to the Belmont Historic District Commission for a Certificate of:

- Appropriateness                       Non-Applicability                       Hardship

**1. PRELIMINARY INFORMATION:**

Address of Property: 480 CONCORD AVE., UNIT C, BELMONT MA  
 Property Owner's Name: Cathy Yeo  
 Address: 480 CONCORD AVE., UNIT C, BELMONT, MA 02478  
 Email: ccy882@mindspring.com Phone: 617.480.7871  
 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: \_\_\_\_\_

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

UTILIZING CERTIF. OF APPROPRIATENESS  
 APPROVED JUNE 22, 2021

Remove and replace three windows facing Concord Ave. and Centre Ave.  
Current windows were from 1983/84 renovation/conversion to condos.  
Will keep with existing window design and match trim paint.

**3. SIGNATURES:**

**As Owner, I make the following representations:**

- A. I hereby certify that I am the Owner of the Property at: 480 Concord Ave., Unit C  
 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: 2-01-2022

**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: [Signature] Date: 2/2/22  
Chairperson - Emerson Parks House

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

Approved March 23, 2017



Town of Belmont  
Historic District Commission

CERTIFICATE OF

X Appropriateness

\_\_\_ Non-Applicability

\_\_\_ Hardship

Case No. HDC-21-11 Approval Date: June 22, 2021

Address: 480 Concord Avenue Unit C Belmont, MA

**Work Approved:** Remove and replace five (5) circa 1980's windows facing Concord Ave. and Centre Ave. Replace with new windows to match existing configuration and design, painted to match existing trim color.

**Conditions:** N/A

**Attachments:** HDC 5/14/21 Application with narrative, photos, product data sheets, paint color selection and contractor proposal.

**Date:** June 26, 2021

**HDC Signature:** *Lisa A. Harrington*

**HDC Representative**  
Lisa Harrington, 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.

**Certificate expires one year from date of issue**

## **BRIEF DESCRIPTION OF PROPOSED WORK – 480 CONCORD AVE., UNIT C**

**February 1, 2022**

### Scope

We are seeking permission to install three replacement windows in Unit C. One window faces Concord Ave. and two windows face Centre Ave.

There are no original windows in the Emerson-Parks House. These three windows in Unit C were installed when the house was renovated/converted in 1983-4. Multiple windows in the house have been replaced over time and paid for by individuals.

### Reasons for Proposed Work

The three Unit C existing windows have gaps and glass separated from the wood, heat loss, glass that is clouded from age, and areas of rotted wood.

### Abutters

We do not believe replacing these three windows will have any effect on abutters.

### Goals, Objectives, Standards of *The Design Guidelines for Belmont Historic Districts*

The proposed project meets the BHDC guidelines and keeps with the existing window design. The proposed three replacement windows include wood mullions, all three windows are 6-over-1, and they will match the existing trim paint color (Historic Colors of America, "Pointed Fir," approved by the BHDC) once completed.

Nushin Yazdi and Mike Chesson made a site visit to 480 Concord Ave. in July 2020 to discuss various house projects. Nushin returned in September 2020 to look at the Andersen Woodwright window sample and discuss the window project further. Nushin said she liked the Andersen Woodwright window selected for our replacements. The Andersen Woodwright windows are a higher quality window than the 1983-4 windows and we believe they will enhance the house.

We had nine replacement windows installed in 2021. We like the windows so much, we have decided to install three additional replacement windows under our current Certificate of Compliance.

480 Concord Ave., Unit C Windows – February 1, 2022

One window facing Concord Ave.



Two windows facing Centre Ave.





**⚠ WARNING**  
Peeling off protective film may result in a static charge that could cause a shock or spark.  
Static charge and spark can pass through to the OTHER SIDE of glass.  
Solvents, cleaners and foam insulations must be dry and all flammables must be properly stored before removing protective film.  
Wiping glass with water may reduce static charge and spark.  
Do not touch or hammer within 9 months of installation in temperatures above 32°F.

**REMOVE FROM AREA**  
• Windows  
• Cleaners  
• Foam insulations  
• Solvent soaked rags



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• Windows  
• Cleaners  
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• Solvent soaked rags



**Andersen**  
WINDOWS • DOORS

**INSTALLATION**

Andersen recommends that the following procedures be followed. A complete, detailed installation guide is packed with the window unit. Installation guides are also available from your local Andersen® product dealer at [www.andersenwindows.com](http://www.andersenwindows.com). Please read through order guide before installing. Optional installation methods and important safety information are contained in the guide.

**WARNING**

Weight of window and door units and accessories will vary. Use a reasonable number of people with sufficient strength to lift, carry and install window and door units and accessories. Always use appropriate lifting techniques.

For information about our wide selection of product enhancements such as grilles, hardware and art glass, please contact your Andersen dealer or see our website at [www.andersenwindows.com](http://www.andersenwindows.com).

386315  
2 4

SCH 355  
BOX 4  
1:1:52  
SEQ 208

MCode 60 3W 2H  
312x500 Grey SCL119055  
Woodwright

3.0 CL A E366-11 5MFB0-3.0 CL A E89  
Shape 1 25 516 x 19 1/8

PO# 0688054-0223 10/19/2018 LE CHANG WOOD

0701866-020

**IMPORTANT**

Remove packing clips  
**AFTER**  
installation

1. Shifts as required at center point on each side of the unit.
2. Remove screw from orange packing clips.
3. Re-install screw into holes.

**WARNING**

Pushing off protective film may result in a static charge that could cause a shock or spark.

Static charge and spark can pass through to the OTHER SIDE of glass.

Solvents, cleaners and foam insulation must be dry and all flammables must be properly stored before removing protective film.

Misting glass with water may reduce static charge and spark.

For best results, protective film should be removed within 9 months of installation in temperatures above 32°F.

**REMOVE FROM AREA:**

- Thinners
- Cleaners
- Mineral spirits
- Foam insulation can
- Solvent soaked rags

CAUTION - Do Not Remove Until - Removal of this tape may result in damage to the window unit. To remove, cut at center edge.

CAUTION - Do Not Remove Until - Removal of this tape may result in damage to the window unit. To remove, cut at center edge.

386316  
2 4

SCH 355  
BOX 5  
1:1:1  
SEQ 209

MCode 0 OW OH  
Woodwright

3.0 CL A E366-11 5 FBO-3.0 CL A E89  
Shape 1 25 516 x 19 1/8

PO# 0688054-0262 10/19/2018 LE CHANG WOOD

0701866-020

**WARNING**

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**REMOVE FROM AREA:**

- Thinners
- Cleaners
- Mineral spirits
- Foam insulation can
- Solvent soaked rags

Do not remove until final code inspection. Check label for future reference.

**ENERGY STAR® Certified in Highlighted Regions**  
Certain ENERGY STAR labels are required on new windows.

Canada  
U.S. / F.E.B.

**Andersen**  
AND-N-74-00635-00483  
Energy Star Label for Pacific Northwest  
Label Type: 12x18-1/2  
Product Type: Double Hung

**ENERGY PERFORMANCE RATINGS**

U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.18

**ADDITIONAL PERFORMANCE RATINGS**

Visible Transmittance: 0.42

WDMA License: 125-N-810  
Andersen Corporation  
10010 1st Avenue NE, Seattle, WA 98178

**WARNING**



## WOODWRIGHT® DOUBLE-HUNG WINDOWS

When you unite classic craftsmanship with Andersen innovation, the result is a beautiful window that's built to last\*. Andersen® Woodwright® double-hung windows with Easy Tilt-Release locks combine old-world character with modern technology, giving you the look you love with the features you need. For added style, we offer historically accurate grille patterns, hardware and glass options.

### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*
- Frame exterior is protected by a tough vinyl cover that resists dents, repels water and provides long-lasting\* protection

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series Woodwright® double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Seven exterior color options
- Natural pine, maple, oak or a low-maintenance white interior
- Extensive hardware selection
- Add style with grilles, exterior trim or patterned glass

### EXTERIOR COLORS



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# 400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOWS

## GLASS OPTIONS

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Additional glass options are available. Contact your Andersen dealer for details.

## PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure Cascade Reed Fern

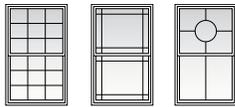
## EXTERIOR TRIM



Available in 11 colors to complement your exterior.

## GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



## ADDITIONAL FEATURES

- New Easy Tilt-Release Lock system that works by simply pushing your thumb forward. The window tilts inward to make cleaning your window from the inside easy.
- Natural wood sash interior with chamfer detailing and matching wood jamb liners for an authentic look.
- Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.
- Available with Stormwatch® protection for coastal areas.



## INTERIOR OPTIONS



Maple Oak Pine White

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

## HARDWARE



Antique Brass | **Black**  
Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel  
Gold Dust | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel  
Stone | White

## HARDWARE FINISHES



Antique Brass Black Bright Brass Brushed Chrome Distressed Bronze Distressed Nickel  
Gold Dust Oil Rubbed Bronze Polished Chrome Satin Nickel Stone White

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

## SHAPE OPTIONS

In addition to standard rectangles, Woodwright® windows are available in elegant arched designs.



Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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WINDOWS • DOORS  
**Andersen** 

For more information, visit [andersenwindows.com/400series](http://andersenwindows.com/400series)

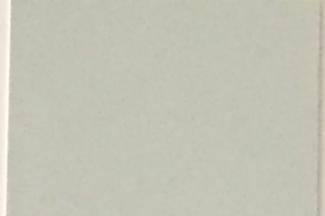
For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).



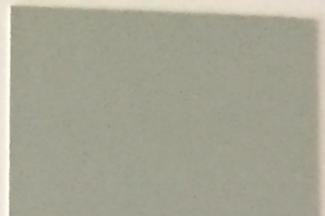
Cottage Green



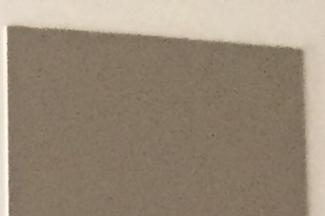
Hawthorne



Amelia



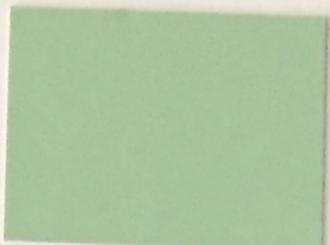
Historic Morning Dew



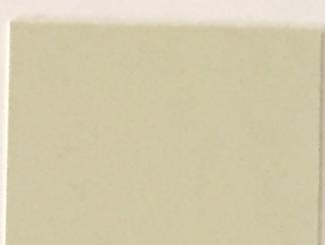
Rain Barrel



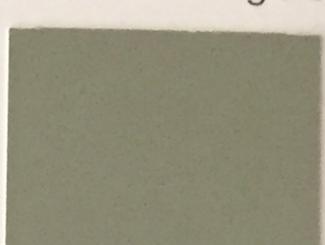
Longfellow



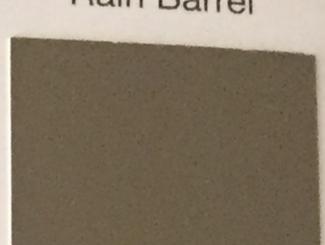
Coral Springs



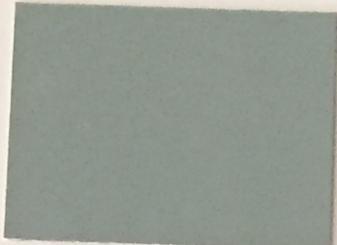
Elise



Wainscot Green



Milkweed



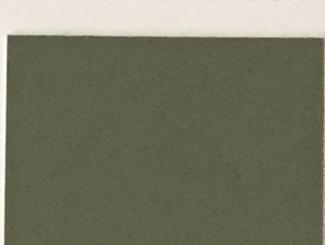
Melville



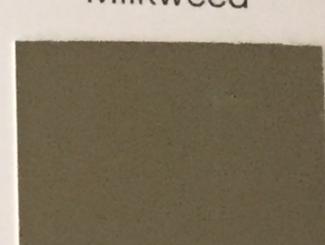
Green Bonnet



Marrett Apple



Boardman



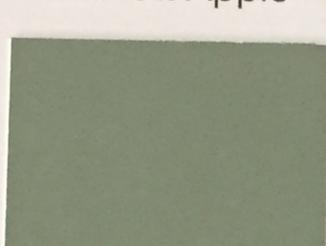
Pettingill Sage



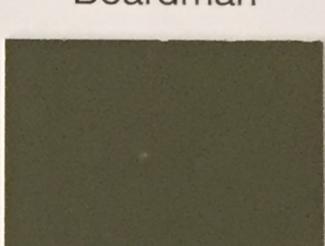
Viscaya



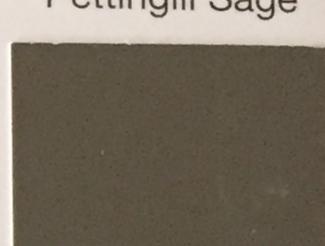
Venetian Glass



Whispering Willow



Warren Tavern



Tankard Gray



Veranda Blue



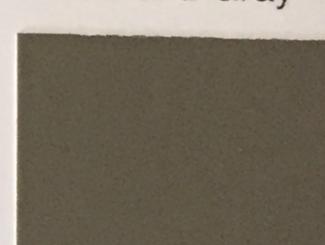
Bristol Green



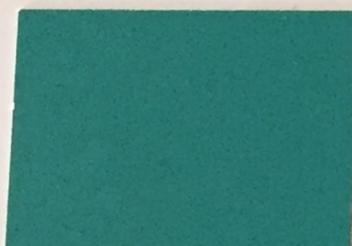
Picholine



Newbury Moss



Pitch Pine



Phillips Green



Grasshopper



Hazelwood



Gedney Green



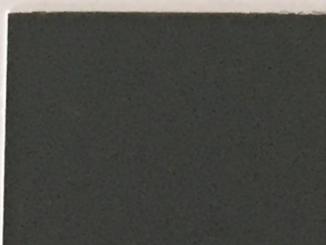
Burnished Pewter



Grassy Meadow



Brookside



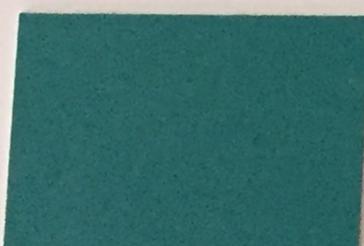
✓ Pointed Fir



Winter Balsam



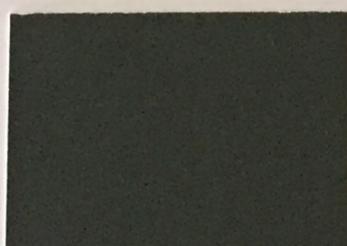
Sturgis Gray



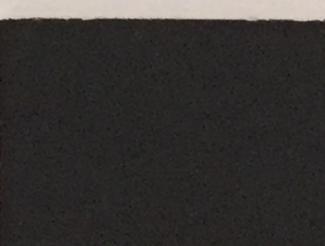
Blue Winged Teal



Amish Green



Baize



✓ Brattle Spruce



Moss Glen

# FISHER WINDOWS

## JEFF FISHER INC.

PO Box 550035  
North Waltham Ma 02455  
781 910 8258

LICENSE # 066853 H.I.C. # 188132

NAME: Jack Kelly/Cathy Yeo DATE: 2/3/22  
ADDRESS 480 Concord Ave.  
Belmont, MA 02478

PHONE # SOURCE Past customer  
CELL 617 480 7871 Jack EMAIL [Ccy882@mindspring.com](mailto:Ccy882@mindspring.com)  
[kell@ifpa.org](mailto:kell@ifpa.org)

Furnish and install the following, all to include LowE/Argon filled glass, .27 u value.

- 3 ANDERSEN 400 SERIES, WOODWRIGHT SERIES REPLACEMENT WINDOWS, GREEN EXTERIOR, PREFINISHED WHITE INTERIOR, WHITE STANDARD HARDWARE, DOUBLE HUNG, TILT IN, FULL SCREEN, AND SNAP IN GRIDS IN TOP SASH ONLY. REPLACEMENT INCLUDES REMOVING EXISTING WINDOWS AND TRIM. INSTALL NEW WINDOWS LEVEL AND PLUMB. CAULK AND INSULATE. CONTRACTOR RESPONSIBLE FOR REMOVING ALL DEBRIS.

3 DOUBLE HUNGS @ \$1,295.00 \$3,885.00  
Add for small job \$300.00 *OK*

Estimated time to complete is 1 day

**TOTAL INVESTMENT = \$4,185.00\*\***

\*\* Price includes free accidental glass breakage for life.

### MAKE CHECK PAYABLE TO JEFF FISHER INC.

Estimate includes cost of all trash disposal. Painting is responsibility of the homeowner. All workmanship is warranted for LIFE. Payment terms are 1/3 up front, and balance due upon completion of contract unless otherwise specified. Any and all extras will require separate contracts and are payable prior to start of work. Contractor will pull permits if necessary, homeowner to reimburse. Work to begin 10-12 weeks following receipt of deposit. Contract is good for 30 days after contractor signature below.

I accept the terms of this contract.



Date: 4 Feb. 2022

Signature of contractor.



Date: 2/3/22