

23 March 2022

Gabriel Distler, Staff Planner
Town of Belmont
Community Development Office
Homer Municipal Building
455 Concord Avenue, 2nd Floor
Belmont, MA 02478

Email: gdistler@belmont-ma.gov

RE: Pleasant Street Historic District
39 Centre Ave
Certificate of Appropriateness Application – Window Replacement

Dear Commission Chairperson,

We are seeking HDA approval for the replacement of the two existing windows in our second floor bedroom with a new wider setup of windows to have a similar view of Boston to the living room. The windows will align with the bay windows below in width, and the other bedroom windows in height.

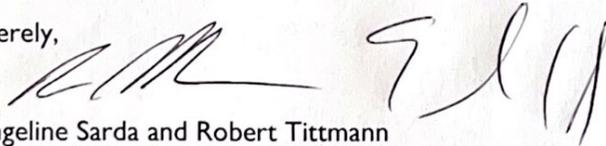
The view from the living room (removing two existing windows and adding a wider set on windows in a projected bay) was granted a Certificate of Appropriateness (CoA) in 2018. Other design elements were granted a CoA, but have been delayed due to CoVid. These elements may happen, at some point. But, the bedroom windows have become the more immediate focus for daily use of our home.

As we all know, with the arrival of Covid, we are all working more from home. We are no different. We have come to see that the bedroom would benefit from having the same vista as the living room, now that we are home more during the day.

We don't need more floor span, so the new window setup would be placed in line with existing wall. We are only removing the wall space between those two windows. A new continuous header will be installed and all the current siding, trim and casing will be reinstalled to match the existing house.

Thank you in advance for your favorable review of our application.

Sincerely,



Evangeline Sarda and Robert Tittmann
39 Centre Ave, Belmont, MA
cc: File

MACHADO•BLAKE DESIGN

CURRENT CONDITIONS

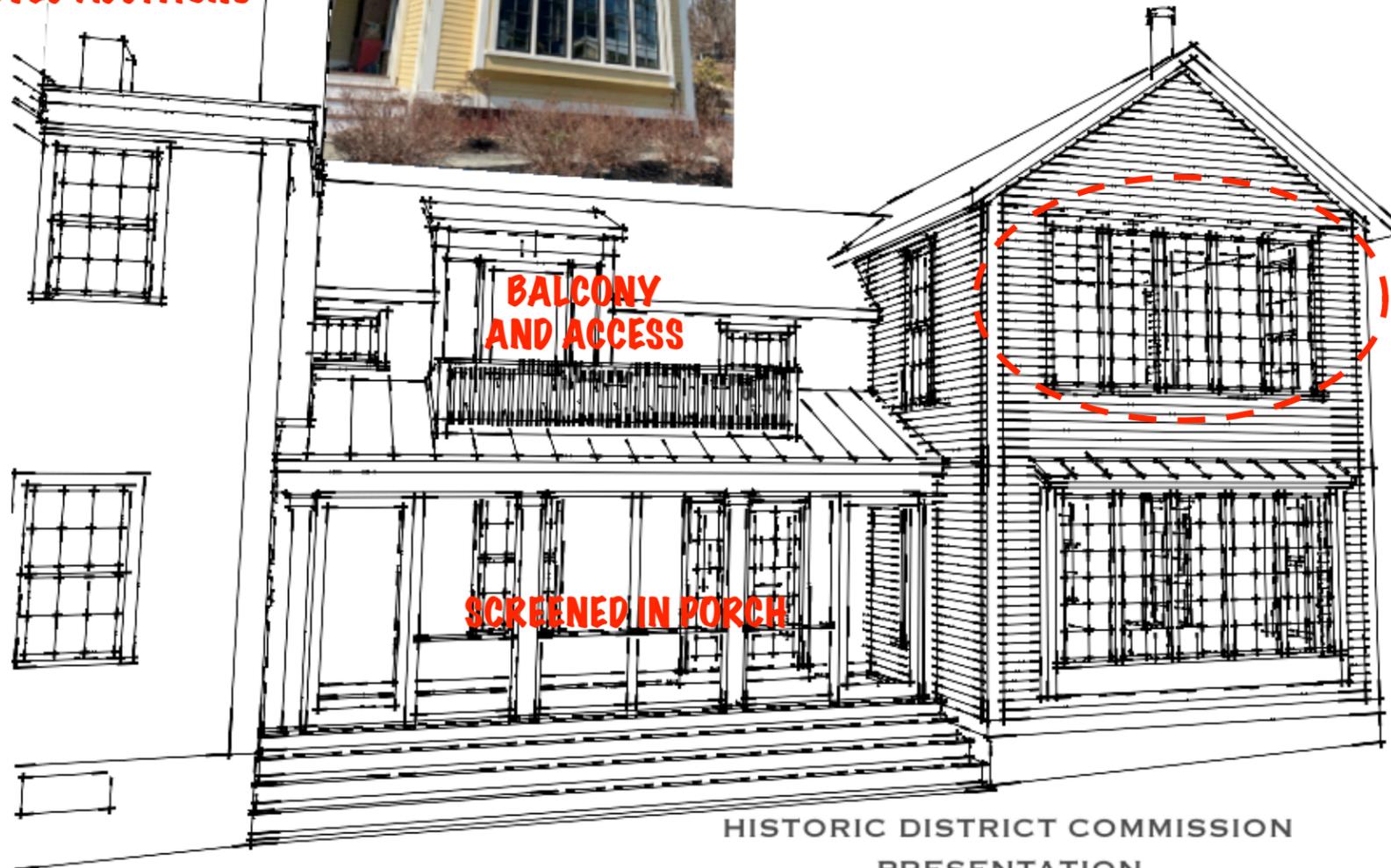


**HISTORIC DISTRICT COMMISSION
PRESENTATION
39 CENTRE AVENUE
BELMONT, MA**

MACHADO+BLAKE DESIGN



**HISTORIC COMM
APPROVED ADDITIONS**



**BALCONY
AND ACCESS**

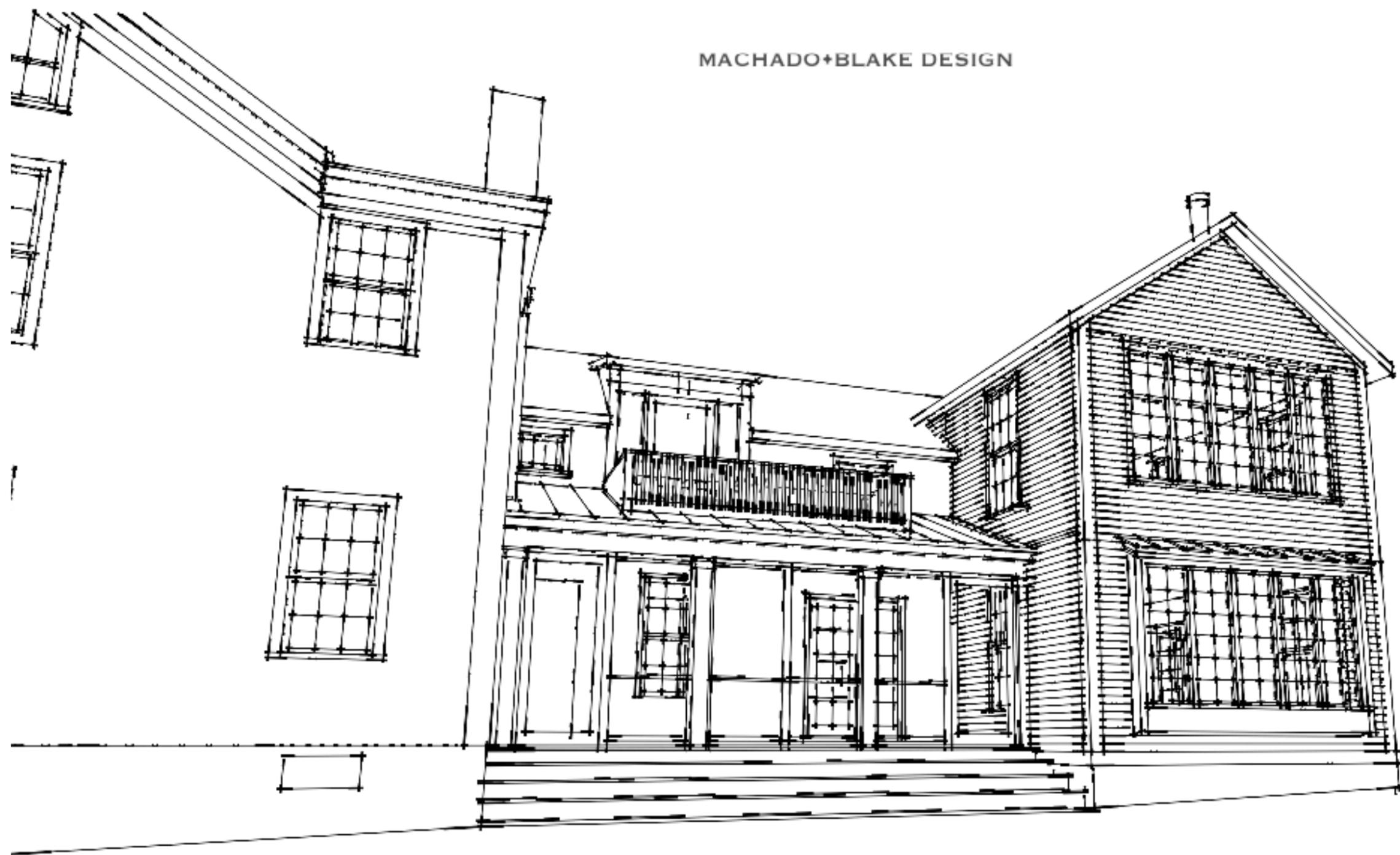
SCREENED IN PORCH

**PROPOSED WINDOW SET-UP
MATCHING THE UNIT WIDTHS OF THE BAY
AND
THE HEIGHT OF THE 2ND FLR WINDOWS**

**PROPOSED TO MATCH
EXISTING TRIM/CASING SILE PROFILES**

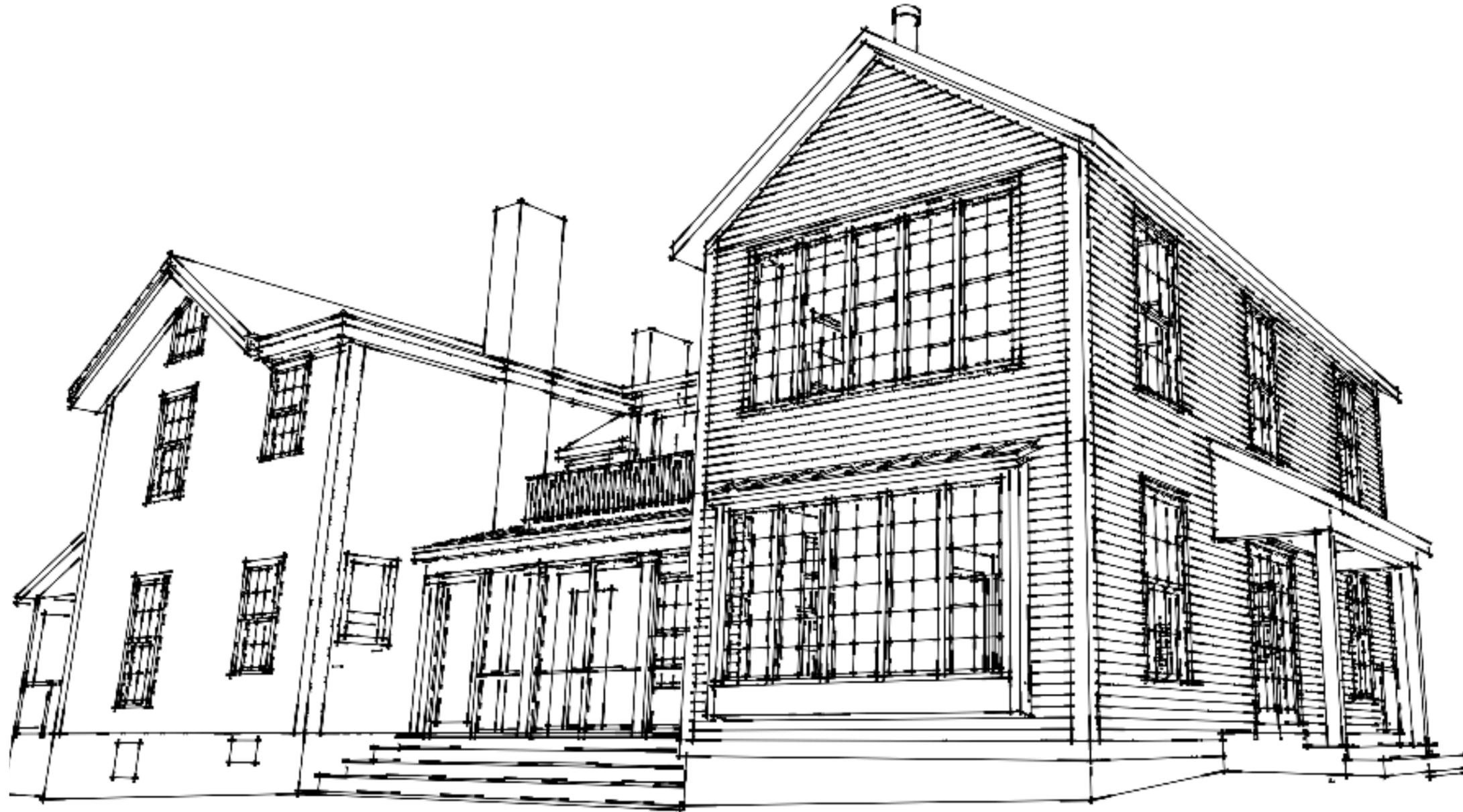
HISTORIC DISTRICT COMMISSION
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39 CENTRE AVENUE
BELMONT, MA

MACHADO+BLAKE DESIGN



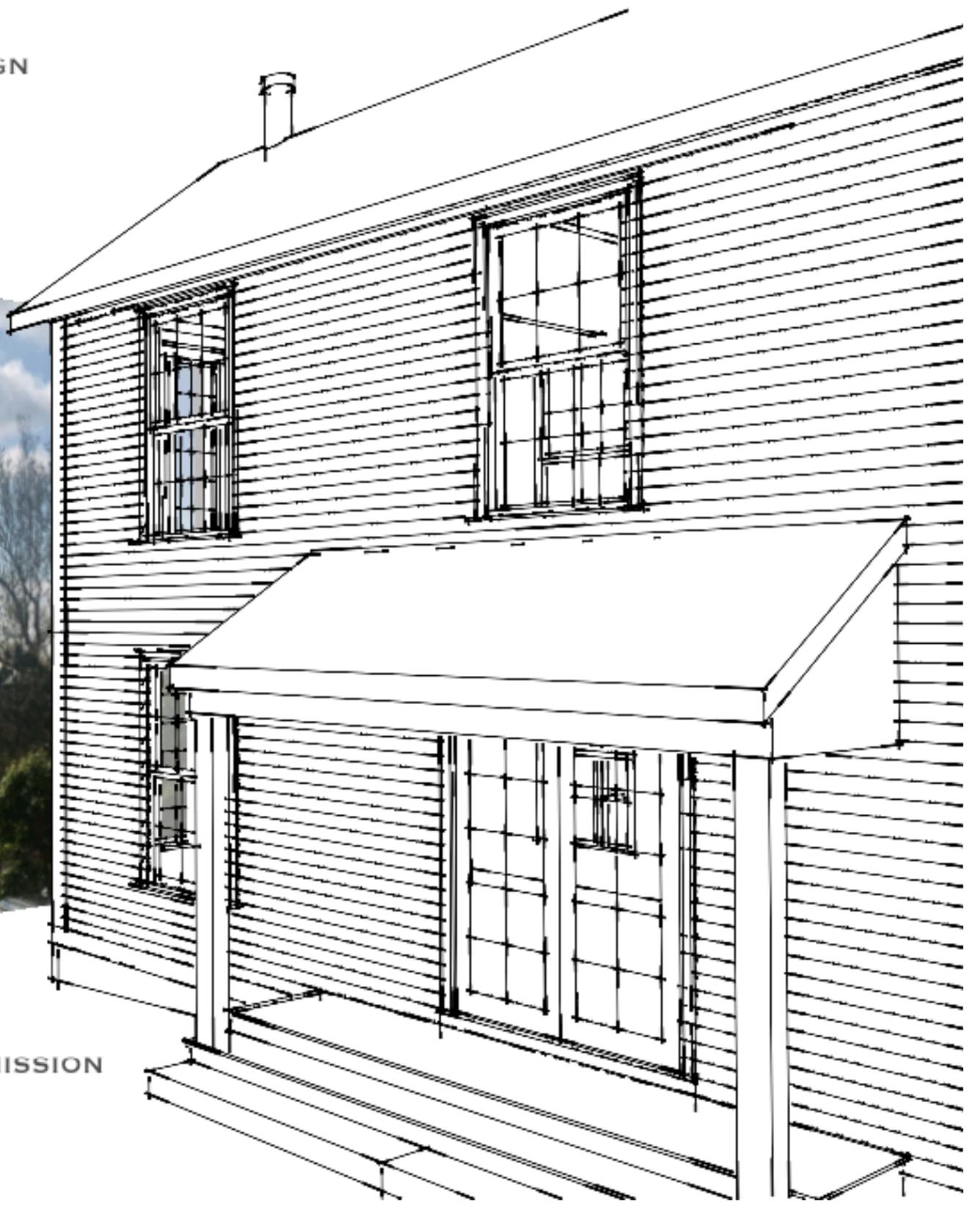
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HISTORIC DISTRICT COMMISSION
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39 CENTRE AVENUE
BELMONT, MA

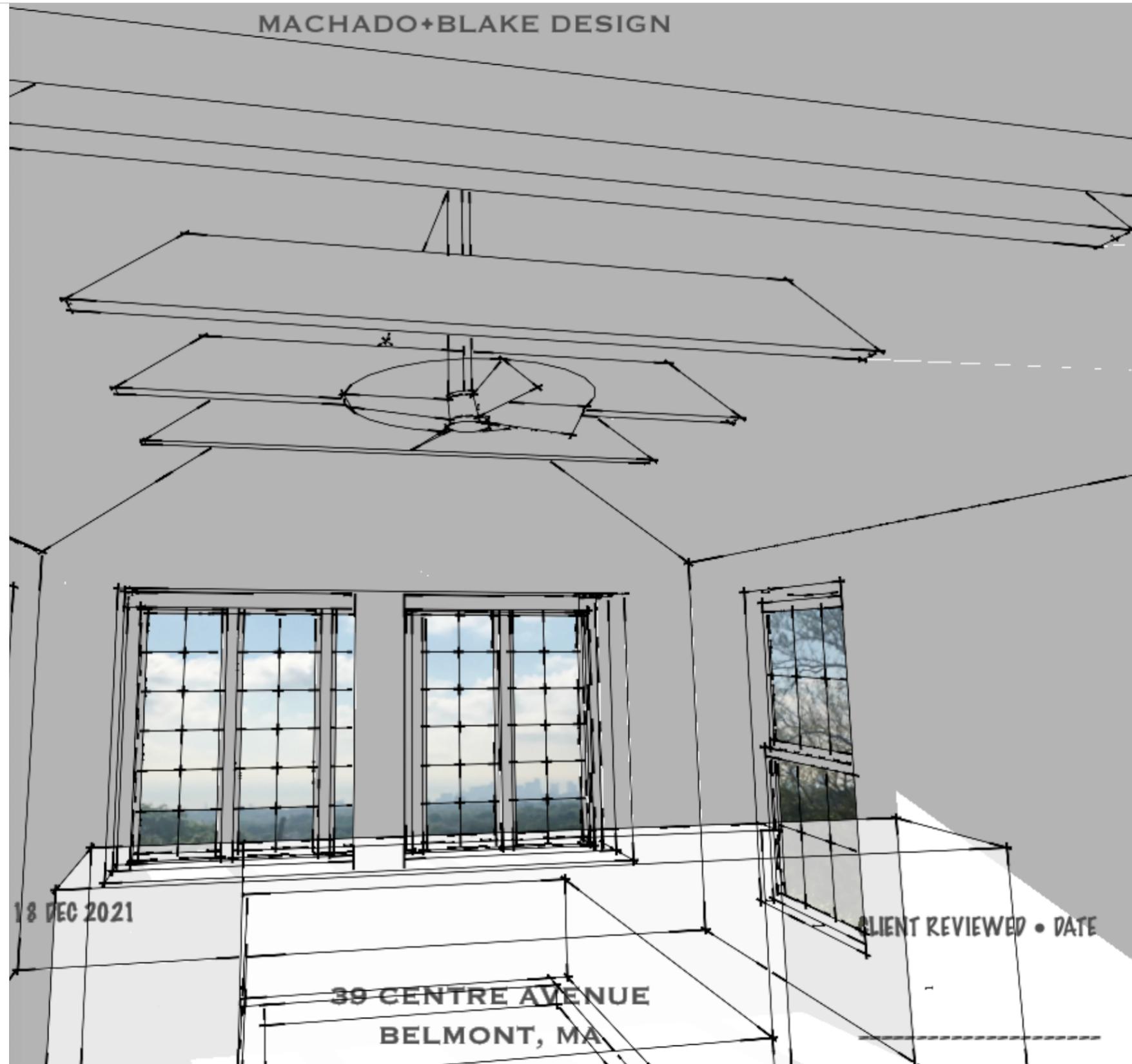
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HISTORIC DISTRICT COMMISSION
PRESENTATION
39 CENTRE AVENUE
BELMONT, MA



CURRENT



MACHADO+BLAKE DESIGN

18 DEC 2021

CLIENT REVIEWED • DATE

39 CENTRE AVENUE
BELMONT, MA

DRAWING LIST

- AO.0 GENERAL CONDITION NOTES
- AO.1 INTERIOR SCHEDULES
(THESE SCHEDULES ARE FOR PRICING PURPOSES ONLY, FINAL SELECTIONS BY OWNER)
- SITE
- SP1 SITE PLAN (ROBER SURVEY)

- DEMO/NEW SCOPE
- D1.0 BASEMENT (NA)
- D1.1 FIRST FLOOR (NA)**
- D1.2 SECOND FLOOR**
- D1.3 ROOF (NA)

- FRAMING
- S1.0 BASEMENT (NA)
- S1.1 FIRST FLOOR (NA)
- S1.2 SECOND FLOOR
- S1.3 ROOF (NA)

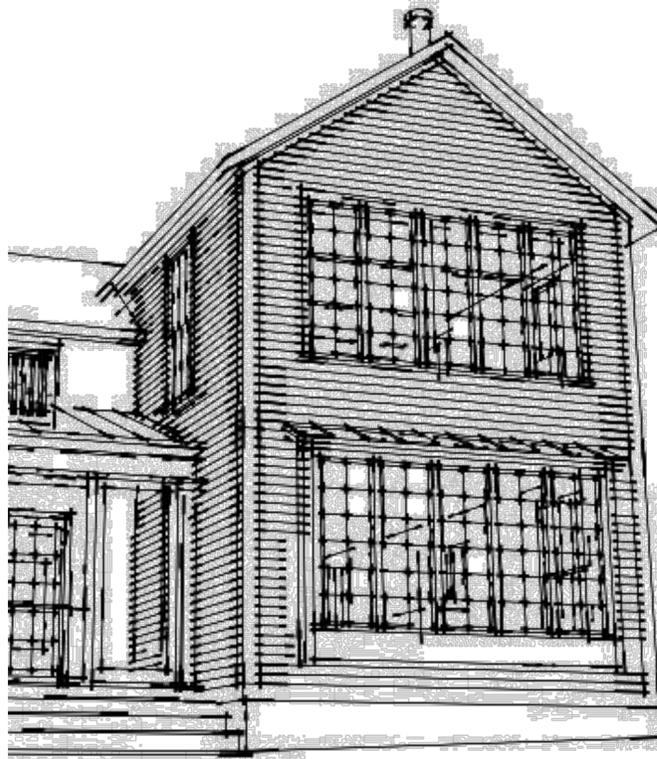
- PROPOSED SCOPE
- A1.0 BASEMENT (NA)
- A1.1 FIRST FLOOR (NA)**
- A1.2 SECOND FLOOR**
- A1.3 ROOF (NA)
- A3.1 EAST ELEV (DRIVE)**
- A3.2 SOUTH ELEV (STREET) (NA)**
- A3.3 WEST ELEV (REAR) (NA)
- A3.4 NORTH ELEV (SIDE) (NA)

- A12.0 WINDOW DETAILS**

- ELECTRICAL (SWITCHING ONLY)
- E1.0 BASEMENT (NA)
- E1.1 FIRST FLOOR (NA)
- E1.2 SECOND FLOOR (TBD)



CURRENT



PROPOSED

SCOPE:
 REVISING THE EAST FACING WINDOWS IN THE SECOND FLOOR BEDROOM. NEW WINDOW WIDTH TO MATCH THE WIDTHS OF THE BAY WINDOWS BELOW. THE HEIGHT OF THE NEW WINDOWS TO BE SET AT THE EX SILL HEIGHT AND ALIGN WITH THE HEAD TRIM OF EX. SECOND FLOOR WINDOWS

TEAM:

PROPERTY OWNER:
 EVANGELINE SARDA
 ROBERT TITTMANN
 39 CENTRE AVE
 BELMONT, MA 02478

ARCHITECT:
 CHRISTOPHER BLAKE, RA
 PO Box 267
 LINCOLN, MA 01773
 MACHADOBLAKE@GMAIL.COM
 617 838 5037

STRUCTURAL ENGINEER:
 (TBD)

SITE SURVEYOR
 CLIFFORD ROBER
ROBER SURVEY
 1072 MASS AVENUE
 ARLINGTON, MA 02476
 (ON FILE)

CONTRACTOR:
 STEVE WALSH
 WALSH CO. INC.
 18A BROADWAY TERRACE
 NEWTON, MA 02460
 WALSHCOINC@GMAIL.COM

MACHADO BLAKE DESIGN
 PO BOX 267, LINCOLN, MA 01773

**39 CENTRE AVENUE
 BELMONT, MA 02478
 RENOVATION**

**15 MARCH 2022
 HCOMM SUBMISSION**

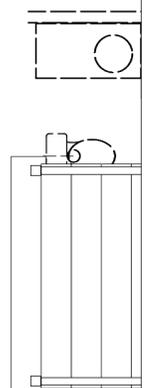
- MASTER BEDROOM ELEVATION REVISION 18 JAN 22
- MASTER BEDROOM HEADBOARD REVISION 18 DEC 21
- MASTER BEDROOM HEADBOARD OPTIONS 12 DEC 21
- MASTER BED VIEW CHARACTER OPTIONS 2 DEC 21
- SCREEN PORCH WALL PRICING (PHASE THREE) 30 AUG 21
- 27 AUG 2019 PERMIT (PHASE ONE ONLY)
- 5 AUG 2019 LIGHTING/FURNITURE
- 15 JULY 2019 DETAIL CLARIFICATION
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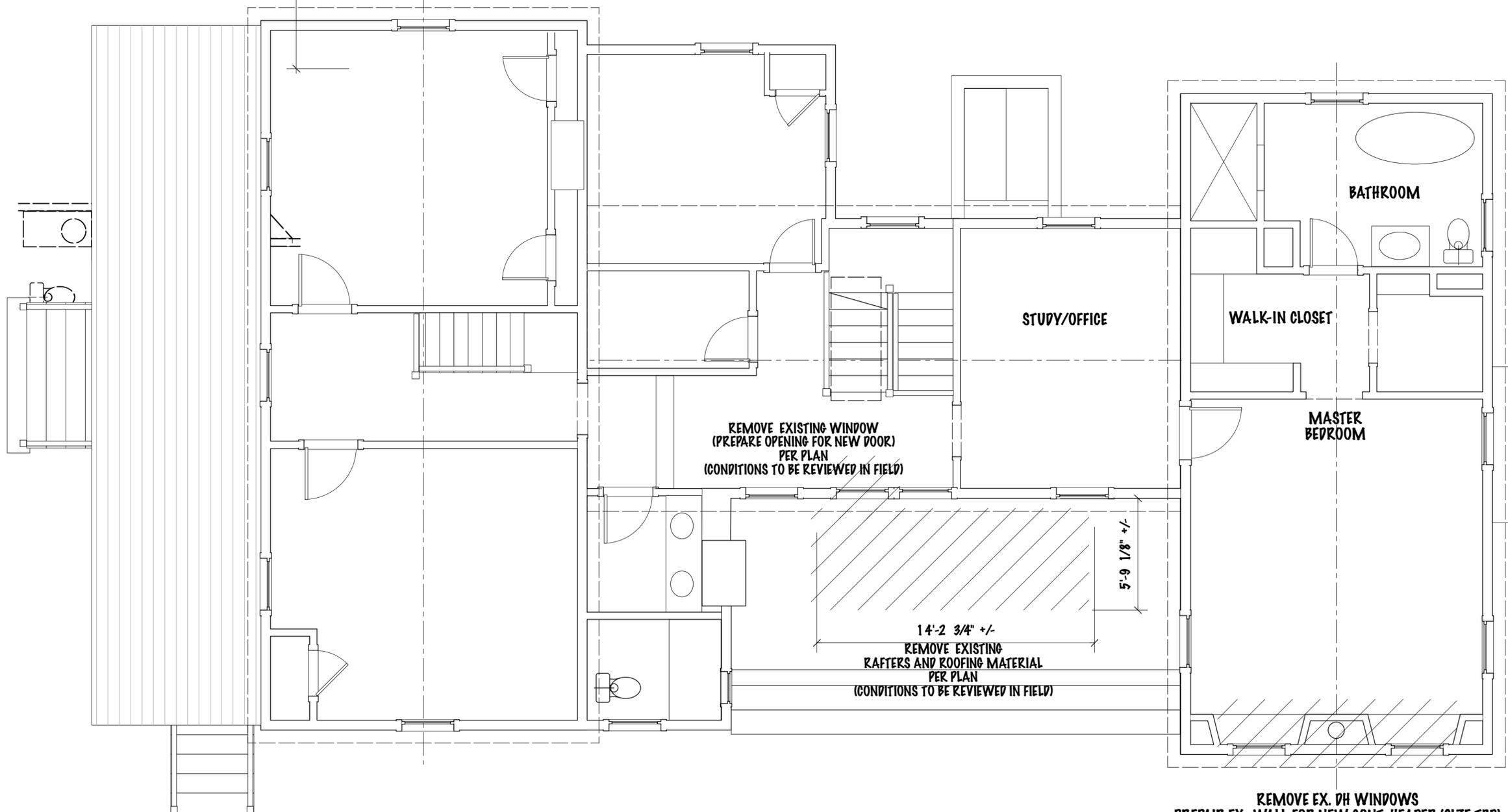
Graphic Schedule is to be used as a guide. GC is responsible for confirming field dimensions.
DO NOT SCALE DRAWINGS

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**39 CENTRE AVENUE
 BELMONT, MA 02478
 RENOVATION**



12'-4 3/8" +/-



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1 SECOND FLOOR PLAN
 1/4" = 1'-0"

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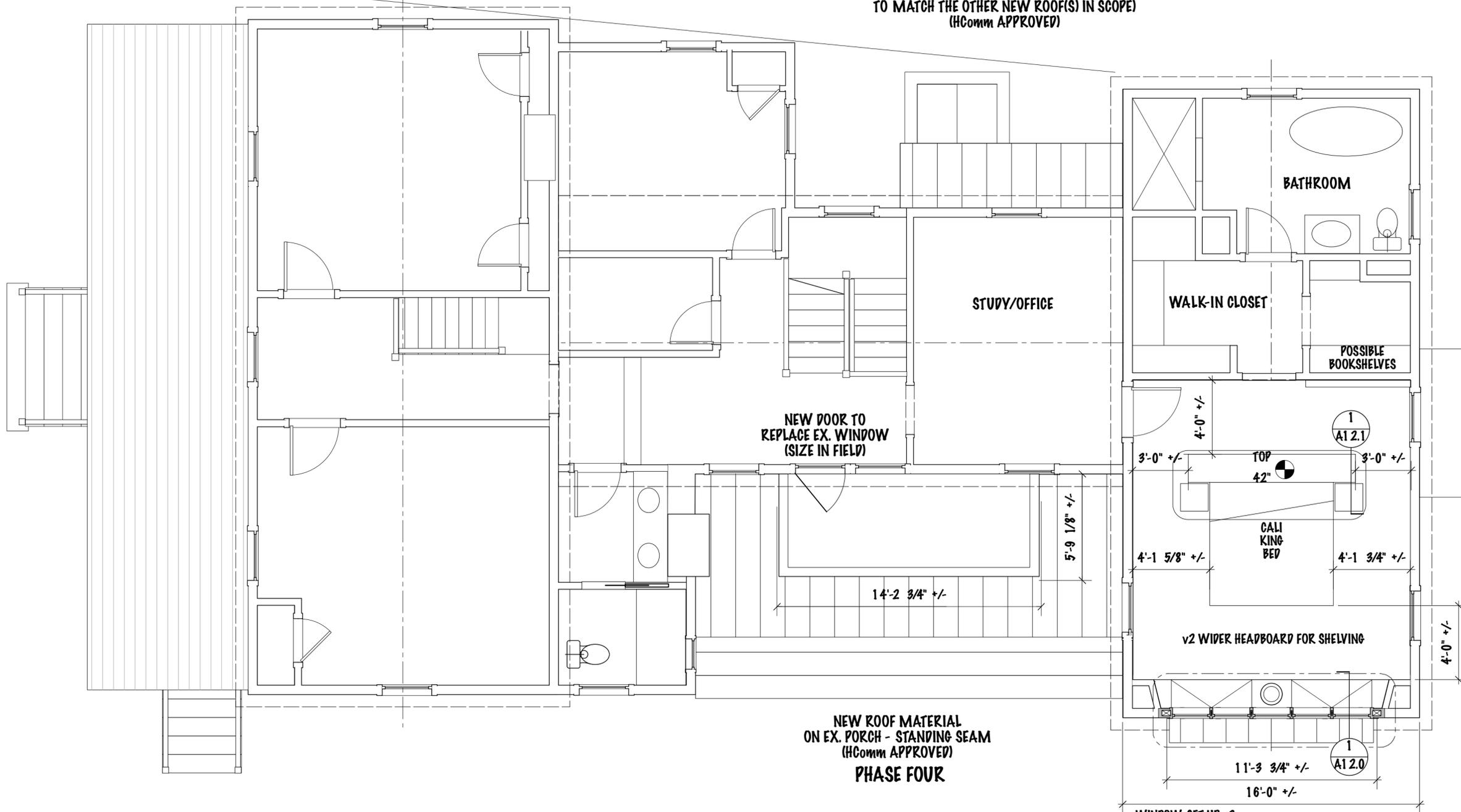
0 4



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PHASE TWO
NEW ROOF - STANDING SEAM
(MATERIAL AND PROFILES
TO MATCH THE OTHER NEW ROOF(S) IN SCOPE)
(HCOMM APPROVED)

SIGHT LINE FROM PUBLIC WAY



NEW DOOR TO
REPLACE EX. WINDOW
(SIZE IN FIELD)

NEW ROOF MATERIAL
ON EX. PORCH - STANDING SEAM
(HCOMM APPROVED)
PHASE FOUR

- 15 MARCH 2022
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1 PROPOSED
SECOND FLOOR PLAN
1/4" = 1'-0"

NEW WALL ———
2X4 INTERIOR
2X6 EXTERIOR (WHERE NEW)

WINDOW SET-UP v2
NEW INSULATED LINER ADDED TO EX FLUE PIPE
NEW WINDOW SET-UP TO MATCH BAY BELOW
(IN LINE WITH EX WALL)

0 4



**A
1.2**
SECOND FLR



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BELMONT, MA 02478
RENOVATION**



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1 EAST ELEVATION
1/4" = 1'-0"

SK 5

BAY
REPLACED EXISTING
1ST FLOOR WINDOWS
(PREVIOUSLY HCOMM APPROVED)

0 4

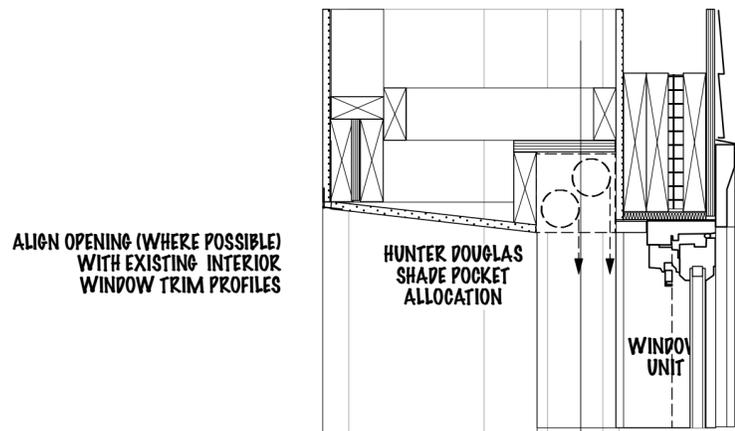


**A
3.1**

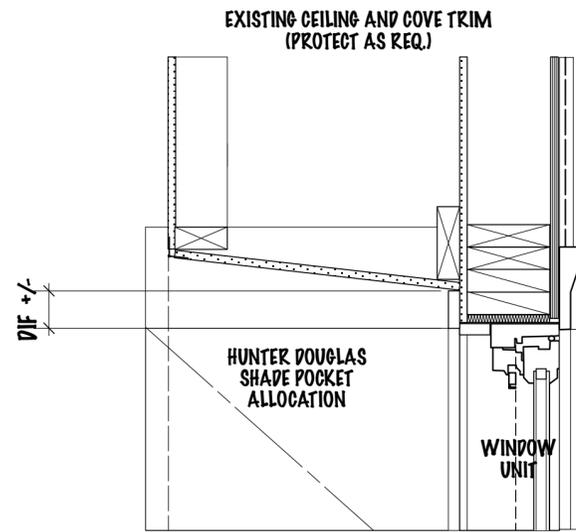


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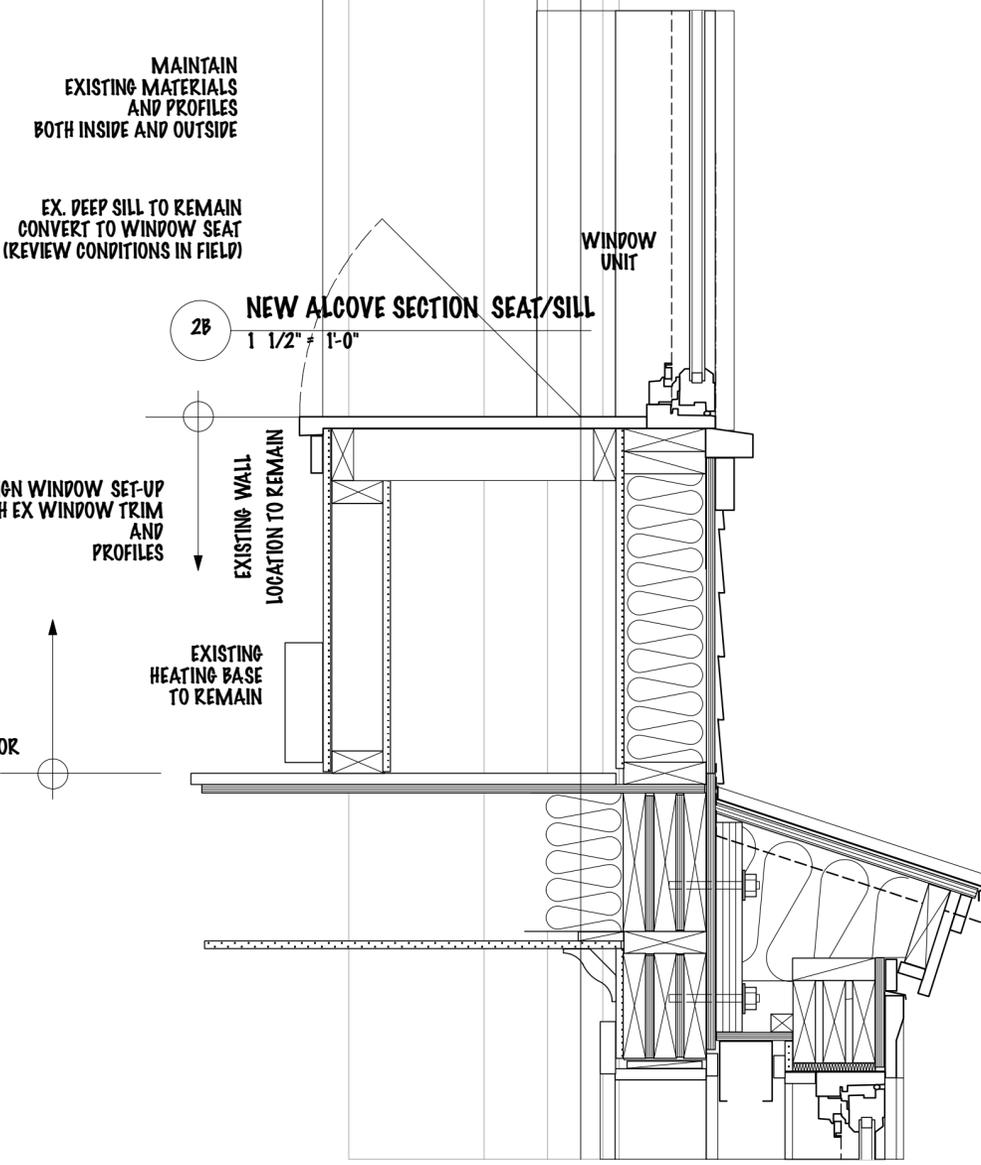
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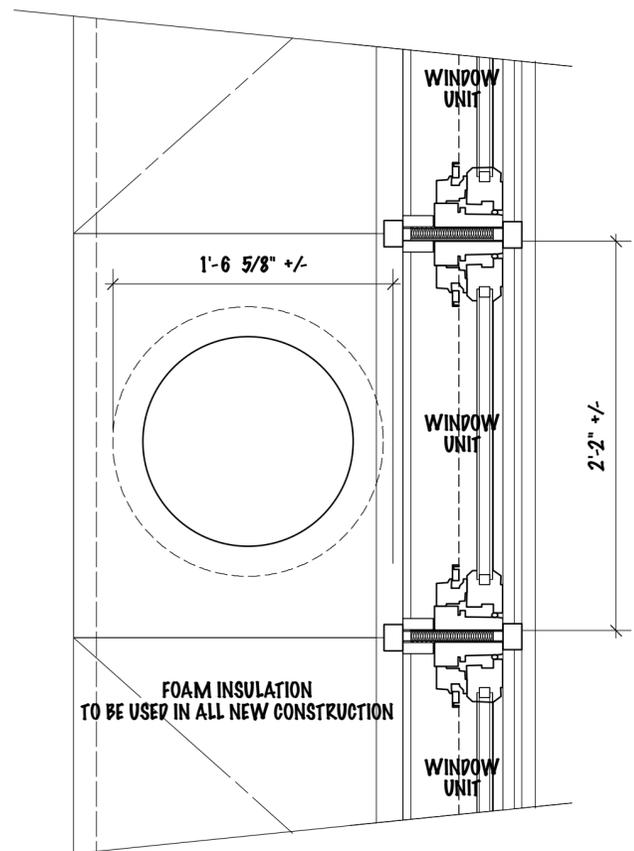
2A NEW ALCOVE HEAD SECTION DETAIL
1 1/2" = 1'-0"



1A ALCOVE PLAN DETAIL
1 1/2" = 1'-0"



2B NEW ALCOVE SECTION SEAT/SILL
1 1/2" = 1'-0"



1B ALCOVE CHIMNEY/SILL PLAN DETAIL
1 1/2" = 1'-0"

2C EX. BAY HEAD SECTION DETAIL
1 1/2" = 1'-0"

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- 29 MAR 2019

0 8"

**A
12.0**



STEVE WALSH 39 CENTRE AVE 2022

Quote #: W8T622Y

A Proposal for Window and Door Products prepared for:

Shipping Address:

MACLEOD & MOYNIHAN WINDOW & DOOR
10 WHEELER CT
WATERTOWN, MA 02472-2883



YOUR WINDOW & DOOR SPECIALISTS
JEFFREY JONES

MACLEOD & MOYNIHAN WINDOW &
DOOR

10 Wheeler Court
Watertown, MA 02472
Phone: (617) 923-5272

Email: jeff@macmoy.com

This report was generated on 3/7/2022 12:45:06 PM using the Marvin Order Management System, version 0003.13.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN 

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 1

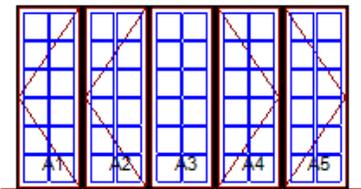
TOTAL UNIT QTY: 1

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1		Ultimate Wood	Marvin Assembly RO 134" X 72 9/16"	1

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 1				



As Viewed From The Exterior

FS 133" X 72 1/16"
RO 134" X 72 9/16"
Egress Information A1, A2, A4, A5
 Width: 18 57/64" Height: 66 1/64"
 Net Clear Opening: 8.66 SqFt
Egress Information A3
 No Egress Information available.
Performance Information A1, A2, A3, A4, A5
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.26
 Visible Light Transmittance: 0.43
 Condensation Resistance: 59
 CPD Number: MAR-N-347-17496-00001
 ENERGY STAR: NC
Performance Grade A1, A2, A3, A4, A5
 Licensee #1067
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 CW-PG50 914X2442 mm (36X96.13 in)
 CW-PG50 DP +50/-50
 FL31273

Primed Pine Exterior
 Primed Pine Interior
 5W1H - Rectangle Assembly
 Assembly Rough Opening w/ Subsill
 134" X 72 9/16"

Unit: A1
 Ultimate Wood Casement - Left Hand
 CN 2672
 Rough Opening w/ Subsill
 27" X 72 9/16"
 Frame Size w/ Subsill
 26" X 72 1/16"
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 3/4"
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W6H
 Primed Pine Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Beige Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Interior Wood Screen
 Bright View Mesh
 Primed Pine
 Ogee Interior Screen Profile

Unit: A2
 Ultimate Wood Casement - Left Hand
 CN 2672
 Rough Opening w/ Subsill
 27" X 72 9/16"
 Frame Size w/ Subsill
 26" X 72 1/16"
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 3/4"
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W6H
 Primed Pine Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Beige Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Interior Wood Screen
 Bright View Mesh
 Primed Pine
 Ogee Interior Screen Profile

Unit: A3
 Ultimate Wood Casement - Stationary
 CN 2672
 Rough Opening w/ Subsill
 27" X 72 9/16"

Frame Size w/ Subsill
26" X 72 1/16"
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W6H
Primed Pine Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Solid Wood Covers

Unit: A4
Ultimate Wood Casement - Right Hand
CN 2672
Rough Opening w/ Subsill
27" X 72 9/16"
Frame Size w/ Subsill
26" X 72 1/16"
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W6H
Primed Pine Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile

Unit: A5
Ultimate Wood Casement - Right Hand
CN 2672
Rough Opening w/ Subsill
27" X 72 9/16"
Frame Size w/ Subsill
26" X 72 1/16"
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 3/4"
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W6H
Primed Pine Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Primed Pine
Ogee Interior Screen Profile
Vertical Space Mull 3/4"
Primed Pine Exterior Mull Cover
Standard Mull Charge
4 9/16" Jamb
Exterior Casing - None
Primed Pine W10341 - 2" Extended Thick Subsill
Non Finger-Jointed Subsill
6" Long Sill Horns
No Installation Method

***Note: Non-Certified mull: check with local code officials for project specific requirements.
***Note: Unit Availability and Price is Subject to Change

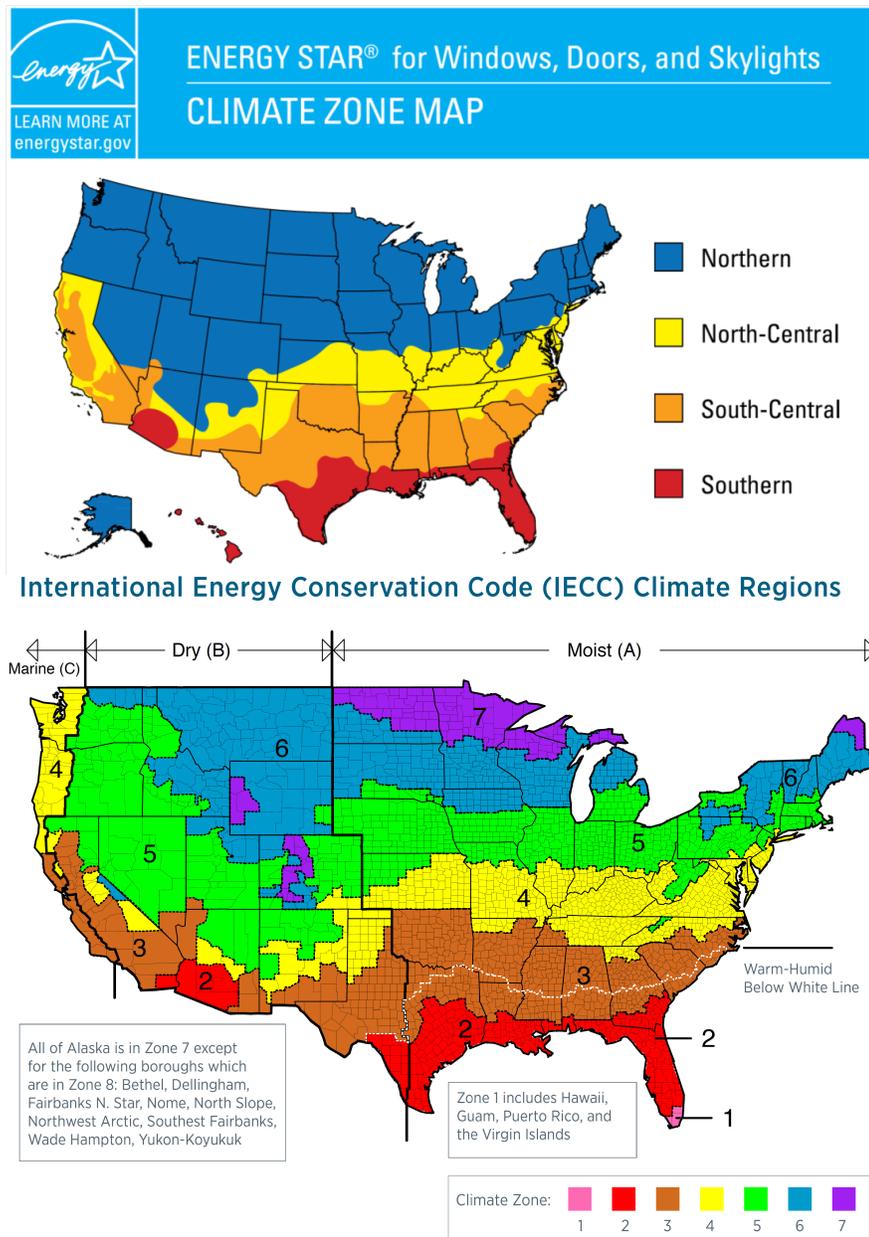
PRODUCT AND PERFORMANCE INFORMATION

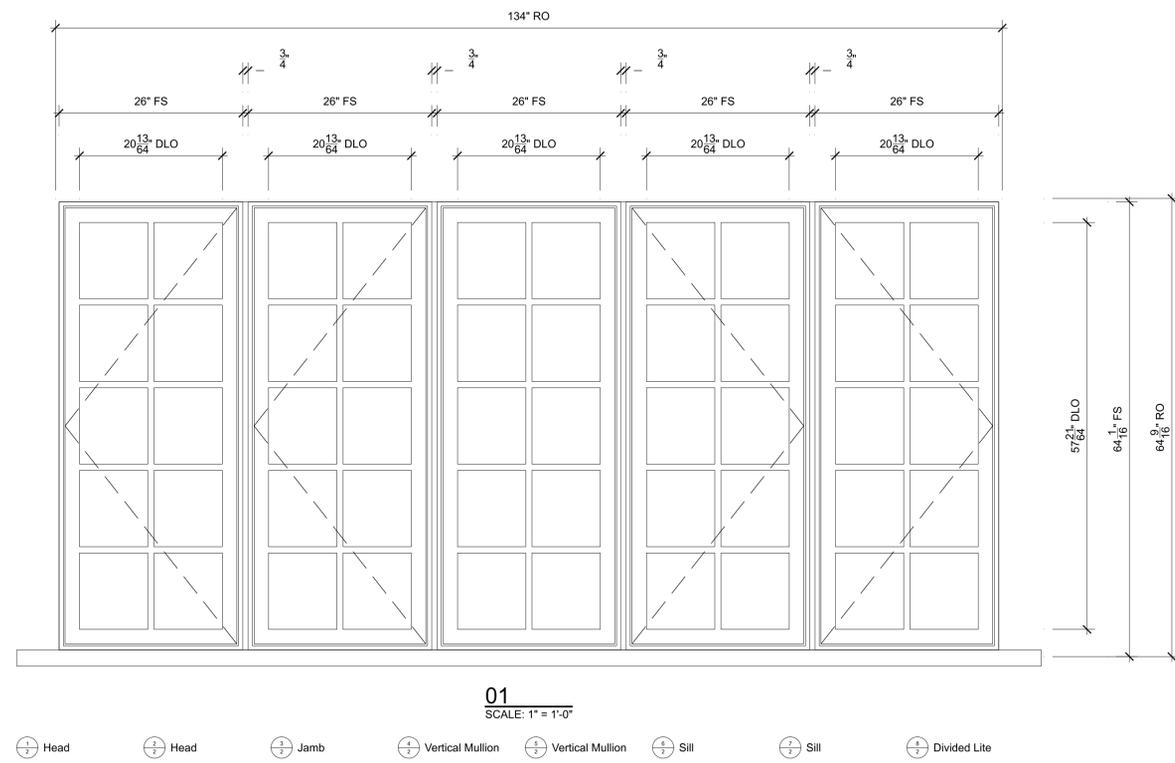
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

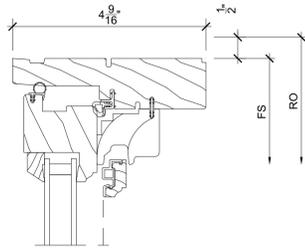
Review the map below to determine if your units meet ENERGY STAR for your location.





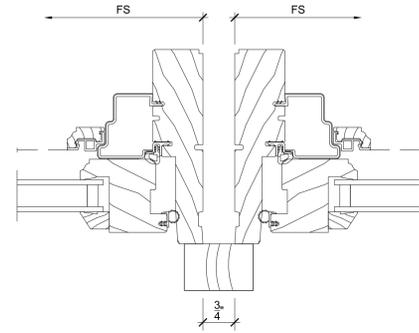
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: STEVE WALSH / 39 CENTRE AVE 2022
 DIST/DEALER: MACLEOD & MOYNIHAN WINDOW & DOOR
 DRAWN: JEFFREY JONES
 QUOTE#: W8T622Y PK VERSION: 0003.13.00 CREATED: 03/08/2022 REVISION:



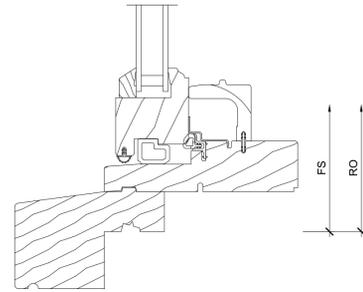
1
2 Head

SCALE: 6" = 1'-0"



4
2 Vertical Mullion

SCALE: 6" = 1'-0"

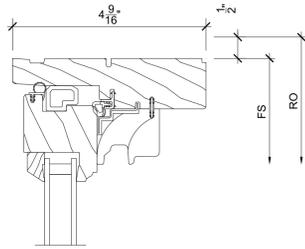


7
2 Sill

SCALE: 6" = 1'-0"

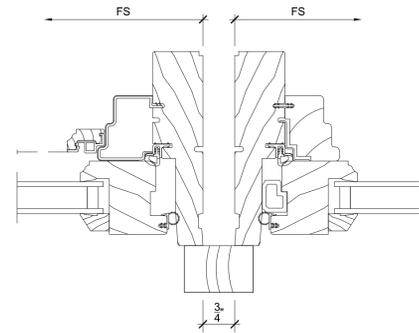
10
2 NOT USED

SCALE: 6" = 1'-0"



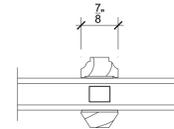
2
2 Head

SCALE: 6" = 1'-0"



5
2 Vertical Mullion

SCALE: 6" = 1'-0"

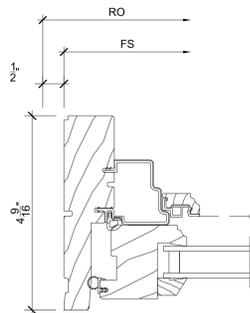


8
2 Divided Lite

SCALE: 6" = 1'-0"

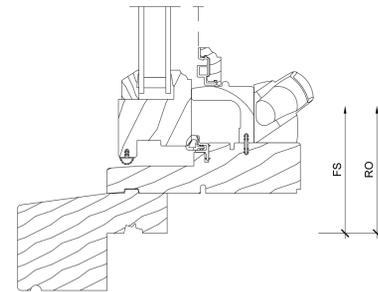
11
2 NOT USED

SCALE: 6" = 1'-0"



3
2 Jamb

SCALE: 6" = 1'-0"



6
2 Sill

SCALE: 6" = 1'-0"

9
2 NOT USED

SCALE: 6" = 1'-0"

12
2 NOT USED

SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: STEVE WALSH / 39 CENTRE AVE 2022
DIST/DEALER: MACLEOD & MOYNIHAN WINDOW & DOOR
DRAWN: JEFFREY JONES
QUOTE#: W8T622Y
PK VERSION: 0003.13.00
CREATED: 03/08/2022
REVISION: