



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

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|--------------------|
| OFFICE USE |
| Case Number: HDC – |
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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: _____ 483 Pleasant St. Apt. 1 _____
 Property Owner's Name: Deborah Wong and Todd Rothenhaus
 Address: _____ 483 Pleasant St. Apt. 1 Belmont _____
 Email: d_wong@earthlink.net _____ Phone: _____ 617 851 8858 _____
 Agent Name: _____
 Address: _____
 Email: _____ Phone: _____
 I am the : X Property Owner ___ Agent
 Property is Owned by a Corporation, LLC, or Trust (Submit authorization to sign as owner)
X Property is a Condominium or Cooperative Association (submit authorization to sign as trustee)
If applicable: Architect: _____ Contractor: _____

2. BRIEF DESCRIPTION OF PROPOSED WORK:

1. Replacing failing wooden gutters with copper gutters on front and rear porches
2. Replacing asphalt roof on front porch with rolled rubber roof

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: _____ 483 Pleasant St. Apt. 1 _____
- 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: 6/27/2022 _____

As Applicant/Agent, I make the following representations:

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

Applicant/Agent: _____ Date: 6/27/2022 _____

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

Approved March 23, 2017

Applicant Statement for Certificate of Appropriateness 483 Pleasant Street Apt 1

We are seeking a certificate in order to replace our existing leaking wooden gutters on the front and rear porches with copper gutters. The current gutters are rotting and leaking at the corners and causing water to divert onto the front of the house. This is then causing water damage to the front clapboards and leaking into the interior. We chose to use copper due to its known durability with slate roofs and its aesthetic which is in keeping with our historic home. The new gutters will be custom fabricated by Kevin Williams of Historical Slate Roofing Co

An additional part of the project is to upgrade the existing asphalt roof on the front porch with a more contemporary material, EDPM membrane. This is due to the fact that the current roof is leaking and starting to peel back and was not properly installed to meet with the join of the house thus causing an area of potential leakage.

Neither of these proposed changes should affect abutters.

Photographs

Current gutters with evidence of rot and leakage in corners

Back porch



Front porch



Water damage to front of house



Water damage to interior of house



Example of proposed copper gutters (photos taken and provided by Kevin Williams who will be performing proposed work)



Current asphalt porch roof





Proposed membrane roof examples (photos provided by Kevin Williams)





Manufacturer's Product Literature and Specifications

Copper Gutters: Custom fabricated copper gutters with 1"x1/8" copper bar in front section of gutter. Twisted copper bars will attach to gutter with brass bolts and nuts. Twisted bars will be attached to roof rafter for strength.

Rubber roof: We would be installing a rubber EPDM roof material over the one layer of roll roofing. 1/2" iso board gets installed using screws and round plates on top of the existing roof. Then 060. millimeter thick rubber membrane gets adhered to the iso board. Then the new copper gutters get installed on top of the rubber at the edge.

The rubber material is Carlisle 060 mm EPDM. Color is dark gray/ black
The iso board is 1/2" thick. Just to have a flat service to adhere the rubber onto.
The new copper gutter will also be the edge metal.

Please see link for further information regarding this material: <https://www.carlisesyntec.com/en/Roofing-Products/Membranes/EPDM>