



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: 533 Pleasant St.  
 Property Owner's Name: George Alvarez, Talia Konkle  
 Address: 533 Pleasant St.  
 Email: grez72@gmail.com Phone: 617 308 4387

Agent Name: Harry Kourmanopoulos - Feinmann Inc.  
 Address: 27 Muzzey St, Lexington, MA  
 Email: HarryK@Feinmann.com Phone: 978-882-1300  
 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: Feinmann Inc.

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

Deck, keep existing footprint, add spiral staircase, patio under the deck, siding repairs. Keep existing styles & materials, paint exterior of the house.

Paint color hasn't been chosen yet.

**3. SIGNATURES:**

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 533 Pleasant St.  
 B. I hereby certify that if an Agent is listed on this Application, this Agent has been authorized to represent this Application before the Belmont Historic District Commission.

Owner: [Signature] Date: \_\_\_\_\_

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: Harry Kourmanopoulos Date: 10/9/24

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

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

Approved August 10, 2021

October 9, 2024



Talia Konkle, George Alvarez  
533 Pleasant Street  
Belmont, MA 02478

### **Alvarez-Konkle Historical Application Statement**

#### **Proposed deck project in the backyard of the house.**

##### Scope:

- Remove existing deck entirely, remove concrete pad underneath.
- Frame new deck to keep the existing dimensions and footprint as per the plans.
- Install new mahogany decking and railing system, black metal round balusters.
- Install new spiral staircase, the existing deck has no staircase and customer wishes for a way to get down to the yard from the deck.
- Install under deck ceiling finish with a water proofing system to create a dry space under the deck for customer.
- Staircase to be black metal frame and mahogany decking on stair treads and railing to match existing color scheme of the house.
- Remove concrete patio pad underneath the deck and install new patio using pavers.
- Repair the existing siding in 2 corners of the house, new materials to match existing.
- Paint the exterior of the house, color selection not yet decided by owners.

This project does not affect any of the neighbors, the deck is in the backyard and the right-side neighbor has trees and shrubs blocking the view of the deck.

This property is not seen from the street as it shares a driveway with 3 other houses.

The deck needs to be replaced as most of the existing framing is rotted, deck boards broken and railing system falling apart.

The existing deck is a safety hazard and needs to be addressed as soon as possible.

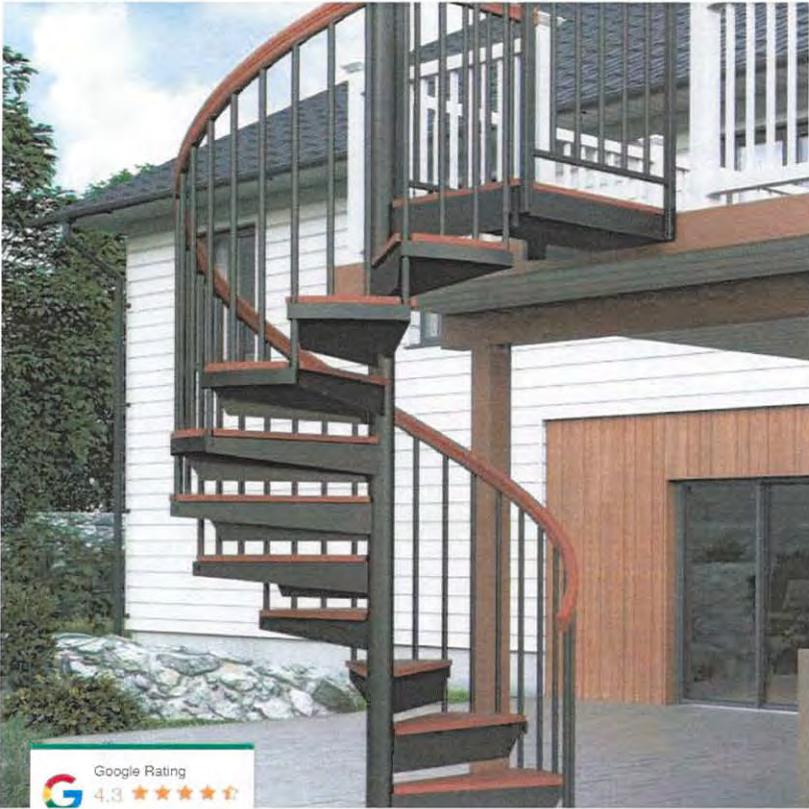
The new deck plan is to keep the existing colors and use materials to match the existing styles and dimensions. This house lands in the historical zone but is surrounded by trees and is not seen by the public from the street.












 Google Rating  
 4.3 ★★★★★

01 Dimension	02 Tread	03 Accessories	04 Finish	05 Summary
<b>\$\$</b>				
<b>DIMENSION</b>				
<b>Width :</b>				5' 6"
<b>Height :</b>				7' 9" - 8' 8" (10 Treads)
<b>TREAD</b>				
<b>Tread Profile :</b>				Code Riser
<b>Tread Covering :</b>				Solid Wood Tread Cover
<b>Wood Tread Covering :</b>				Mahogany
<b>Tread Accessory :</b>				Tread with Lights
<b>ACCESSORIES</b>				
<b>Handrail :</b>				Solid Wood 3" Bead & Finger Groove
<b>Baluster Type :</b>				Steel Tube
<b>FINISH</b>				
<b>Finish :</b>				Black Powder Coat

[Previous](#)

# ALVAREZ KONKLE RESIDENCE

533 PLEASANT STREET  
BELMONT, MA 02478



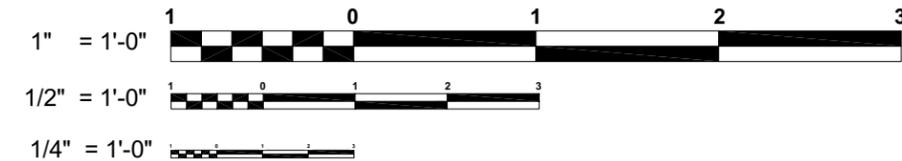
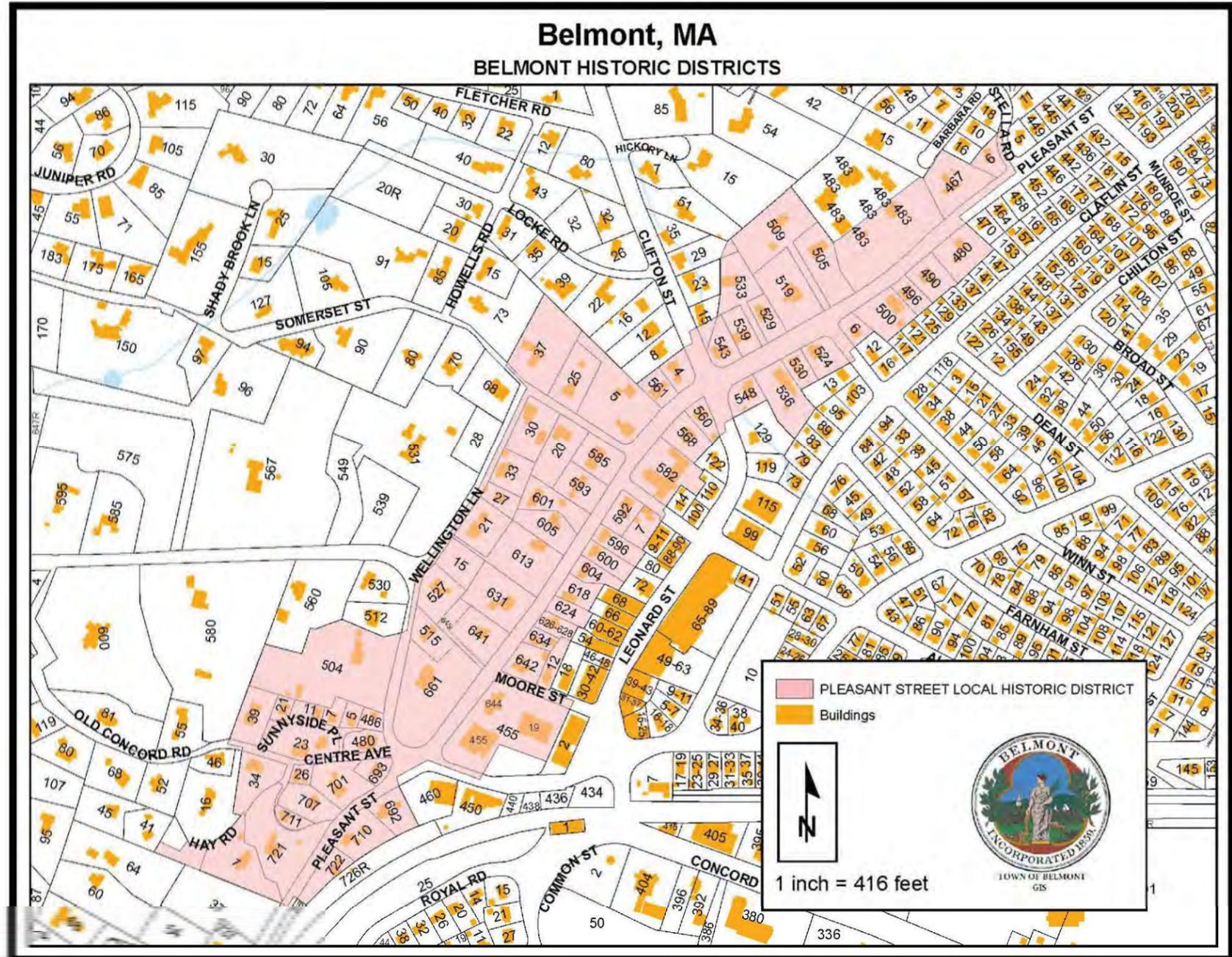
27 Muzzy Street  
Lexington, Massachusetts 02421  
P: 781-860-9800  
F: 781-860-7800

## DRAWING LIST

GE0.00	COVER PAGE
EC1.01	EXISTING CONDITIONS: FLOOR-1
EC2.01	EXISTING CONDITIONS PHOTO
EC2.02	EXISTING CONDITIONS PHOTO
AR1.01	PROPOSED PLAN: FLOOR-1
AR2.01	PROPOSED PLAN: EXTERIOR ELEVATION
AR3.01	PROPOSED RENDERING
AR3.01	PROPOSED RENDERING

## PROPOSED SCOPE OF WORK:

REBUILD EXISTING REAR DECK  
ADD NEW SPIRAL STAIRCASE FROM DECK TO BACKYARD



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Alvarez Konkle Residence  
533 Pleasant Street  
Belmont, MA 02478

Projected Project Start Date  
2024  
Drawing Date  
11/15/2024

Current Phase  
Historical Review

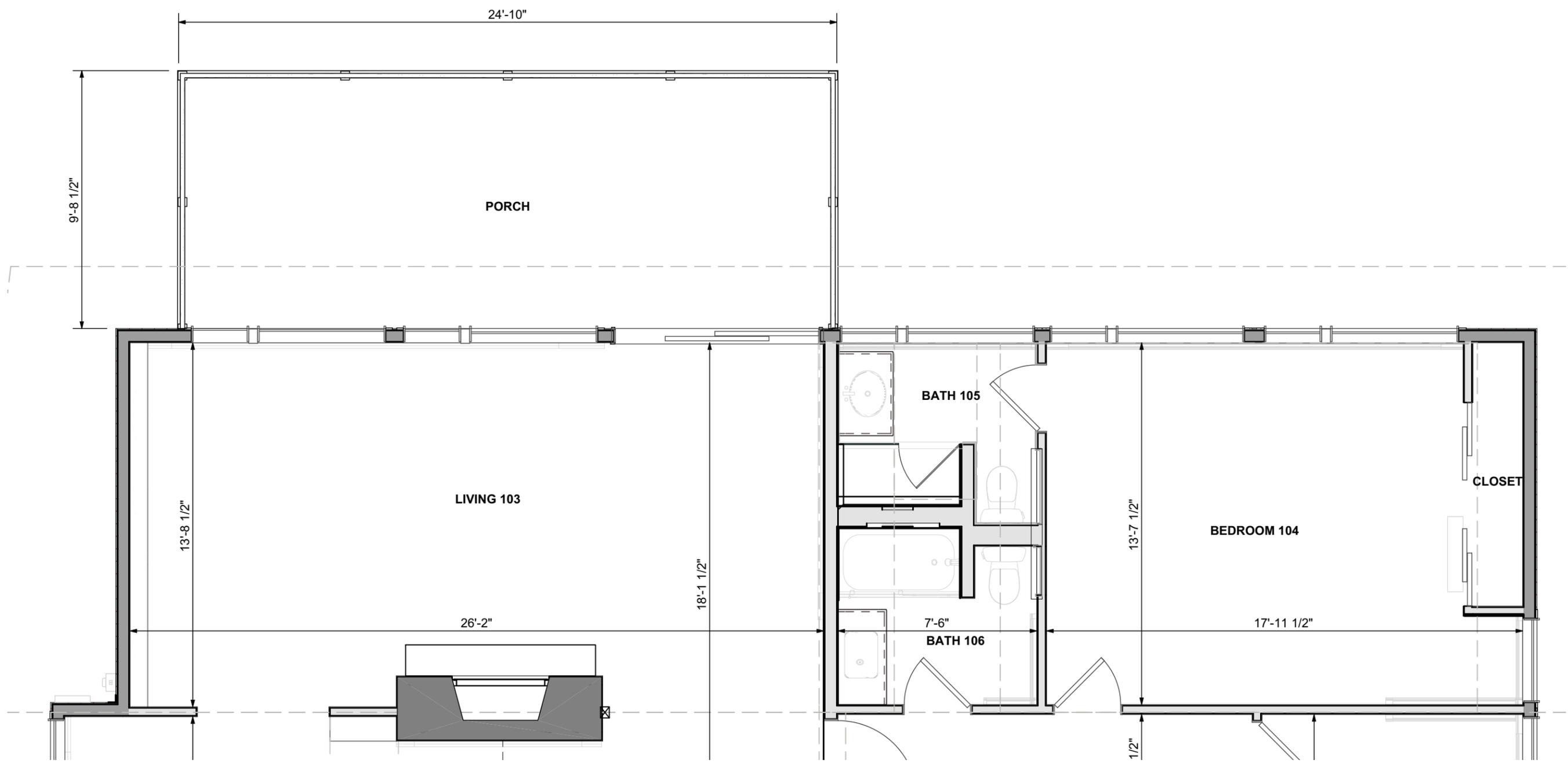
Drawn By:  
JB

Sheet Number:  
GE0.00

**Alvarez Konkle Residence**  
 533 Pleasant Street  
 Belmont, MA 02478

Projected Project Start Date  
 2024  
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 11/15/2024  
 Current Phase  
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 Drawn By:  
 JB

Sheet Number:  
**EC1.01**



1

EXISTING CONDITIONS: FLOOR-1  
 SCALE: 1/4"=1'-0"



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*Projected Project Start Date*  
 2024

*Drawing Date*  
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*Current Phase*  
 Historical Review

*Drawn By:*  
 JB

*Sheet Number:*  
**EC2.01**

1

EXISTING CONDITIONS: PHOTO  
 SCALE: NTS



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Drawn By:  
JB

Sheet Number:

EC2.02

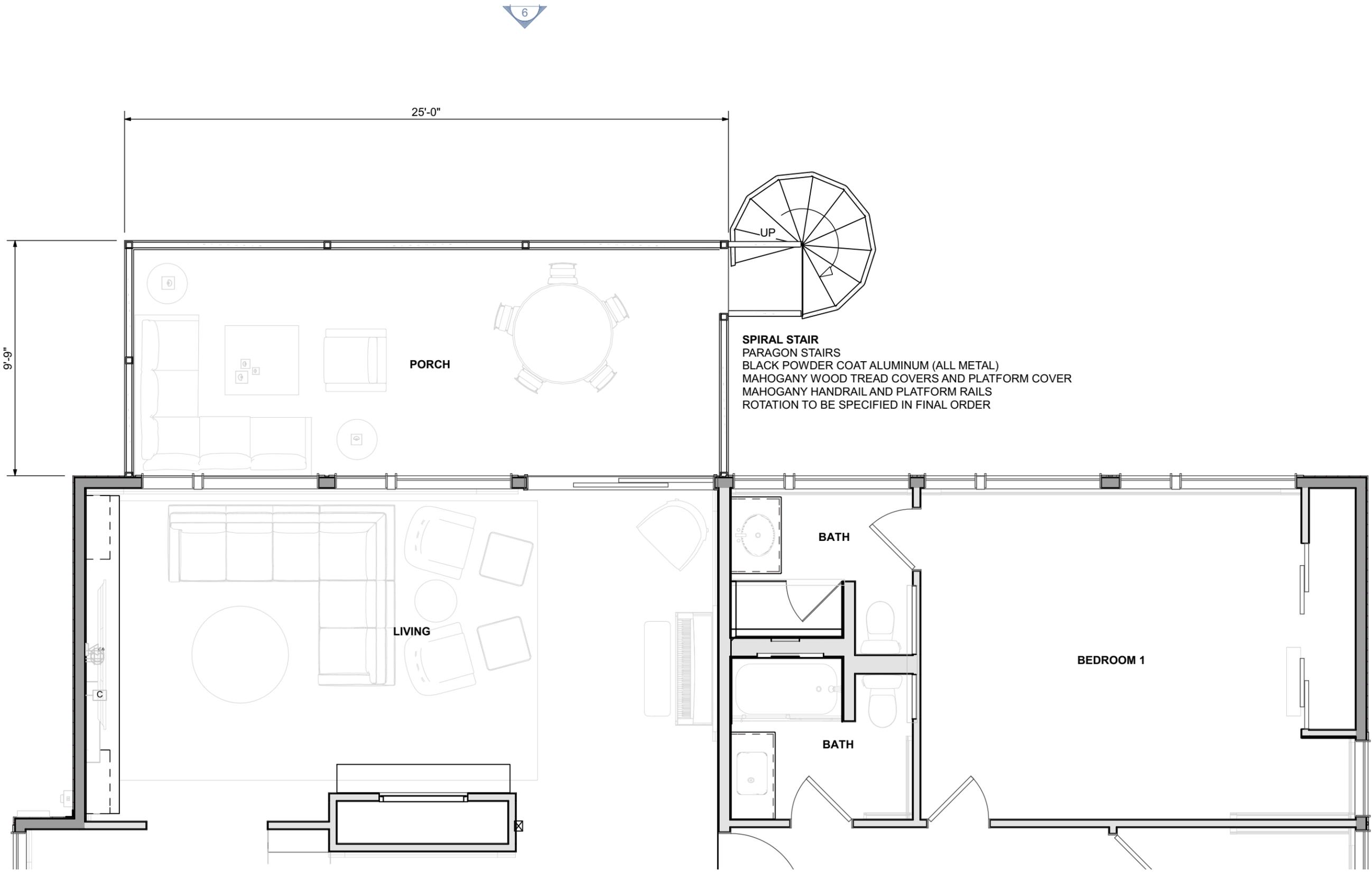
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EXISTING CONDITIONS: PHOTO  
SCALE: NTS

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*Drawn By:*  
 JB

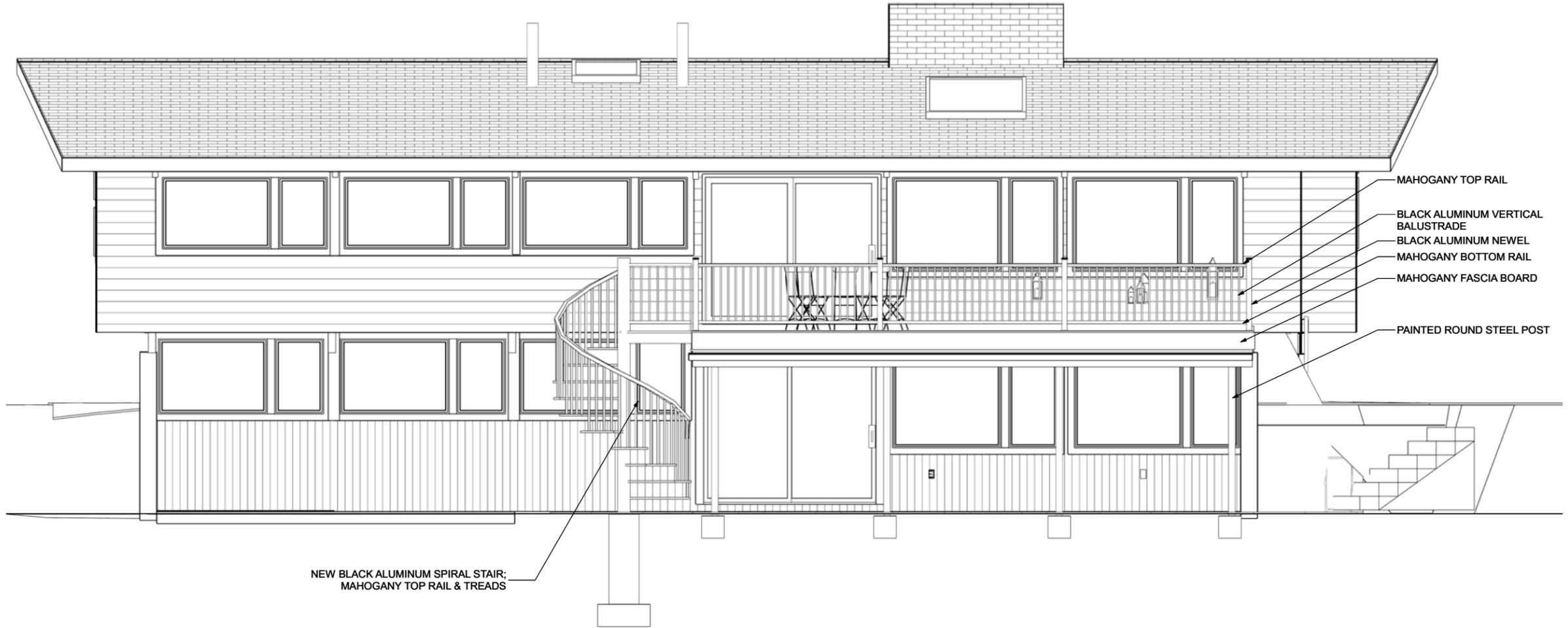
*Sheet Number:*  
**AR1.01**



**1**

PROPOSED PLAN: FLOOR-1  
 SCALE: 1/4"=1'-0"

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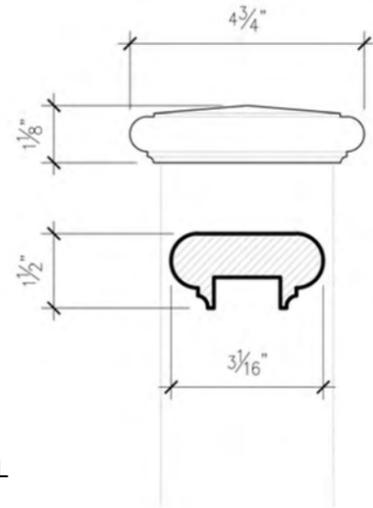
Current Phase  
 Historical Review

Drawn By:  
 JB

Sheet Number:  
**AR2.01**

**1**

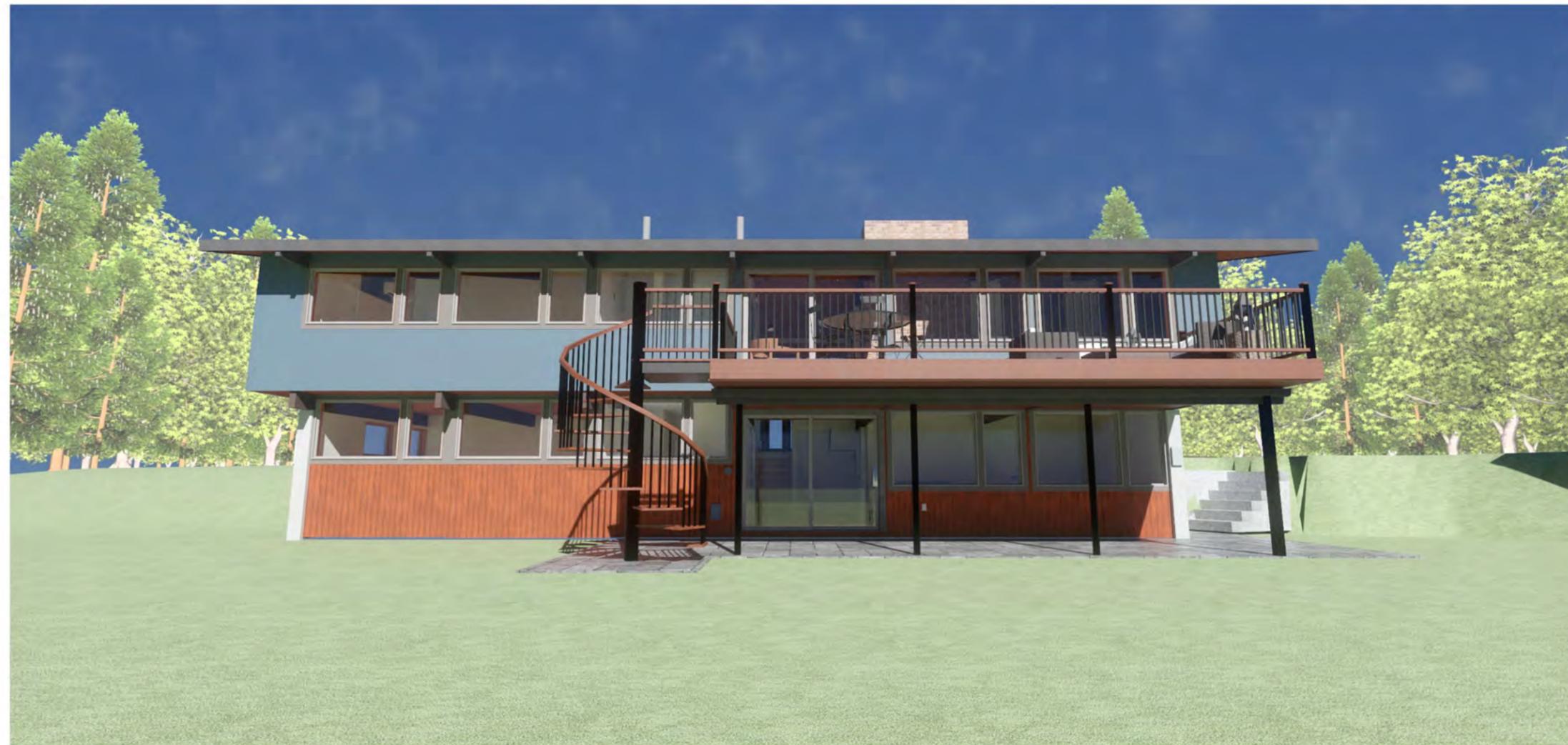
PROPOSED EXTERIOR DECK ELEVATION  
 SCALE: 1/4"=1'-0"



PROPOSED RAILING & NEWEL  
CAP PROFILE



RAILING RENDERING;  
NOTE "OPEN MID-RAIL" DESIGN



1

PROPOSED RENDERING  
SCALE: NTS

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JB

Sheet Number:  
AR3.01

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*Drawn By:*  
 JB

*Sheet Number:*  
**AR3.02**

## PHOTOS FROM HDC SITE VISIT - 10/22/24



533 Pleasant street house is not visible from the entry to the shared driveway but becomes visible as your approach the house.



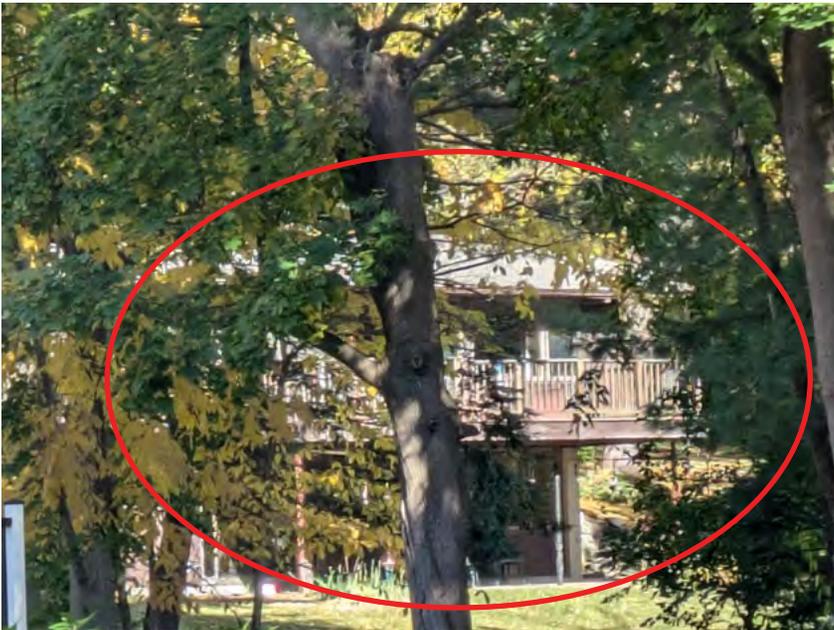


533 Pleasant street house is not visible from Pleasant street, but might become visible in winter?





533 Pleasant street house is visible between the houses on Clifton street





533 Pleasant street house back yard and driveway





533 Pleasant street house exterior and deck

