



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

OFFICE USE
Case Number: HDC - 25-11

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: 27 Wellington Lane, Belmont 02478
 Property Owner's Name: Elysia & Mike Cooke
 Address: 27 Wellington Lane, Belmont MA 02478
 Email: mecooke@pacbell.net Phone: 619.203.7876

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:

— please see attached —

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 27 Wellington Lane, Belmont
 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: Elysia Cooke McManus Date: 7/24/25

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: _____ Date: _____

* 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

Monday, July 21, 2025

27 Wellington Lane

Brief Description of Proposed Work:

Partial in-kind replacement of rotted siding on garage with the same material (Western Red Cedar 1/2X8" boards, solid, not finger jointed)

Paint exterior of garage structure: Sherwin-Williams *Greek Villa* for the body, Sherwin-Williams *Chantilly Lace* for trim, Farrow & Ball #2 for shutters

To address significant safety concerns posed by the deteriorated front entry brick steps, a replacement with brick and slate stairway for a gentler incline in the same location making it safer and more accessible **Note:** slate was repurposed from the left side of house (see photo)

Installation of a secure and safe iron railing along the stairs in the same location to replace the broken and dangerous iron railing; work to be done by *Brothers Mariano Iron Works*

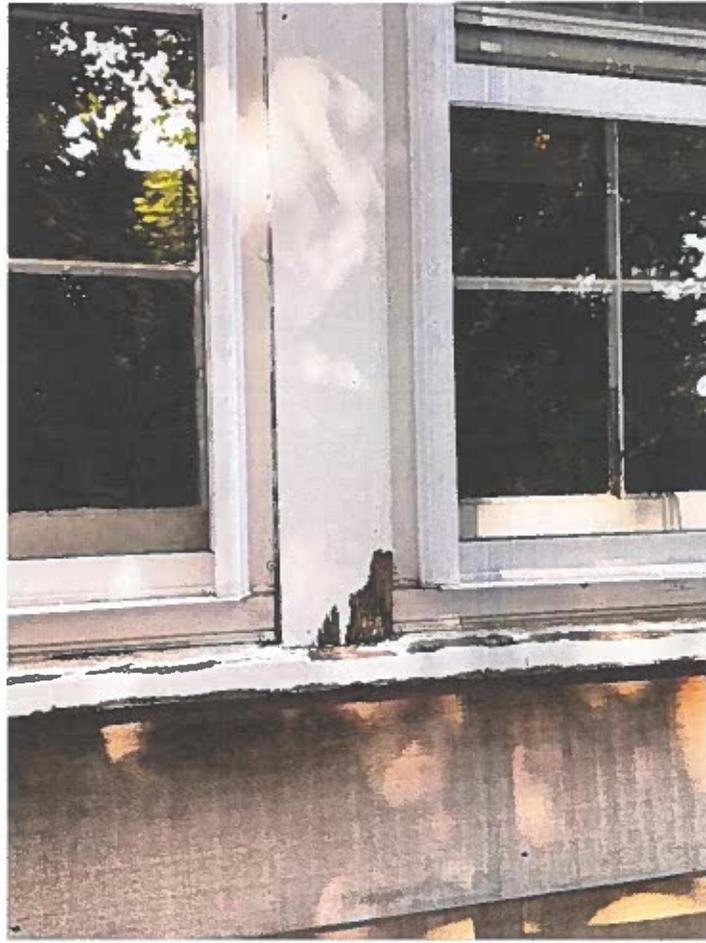
Replacement of the dirt/gravel walkway around the house with brick to improve drainage and reduce muddy conditions as well as patch and/or replace the crumbled and unstable brick walkway in back of the house

Replace existing dirt/gravel parking spot with granite cobblestone pavers

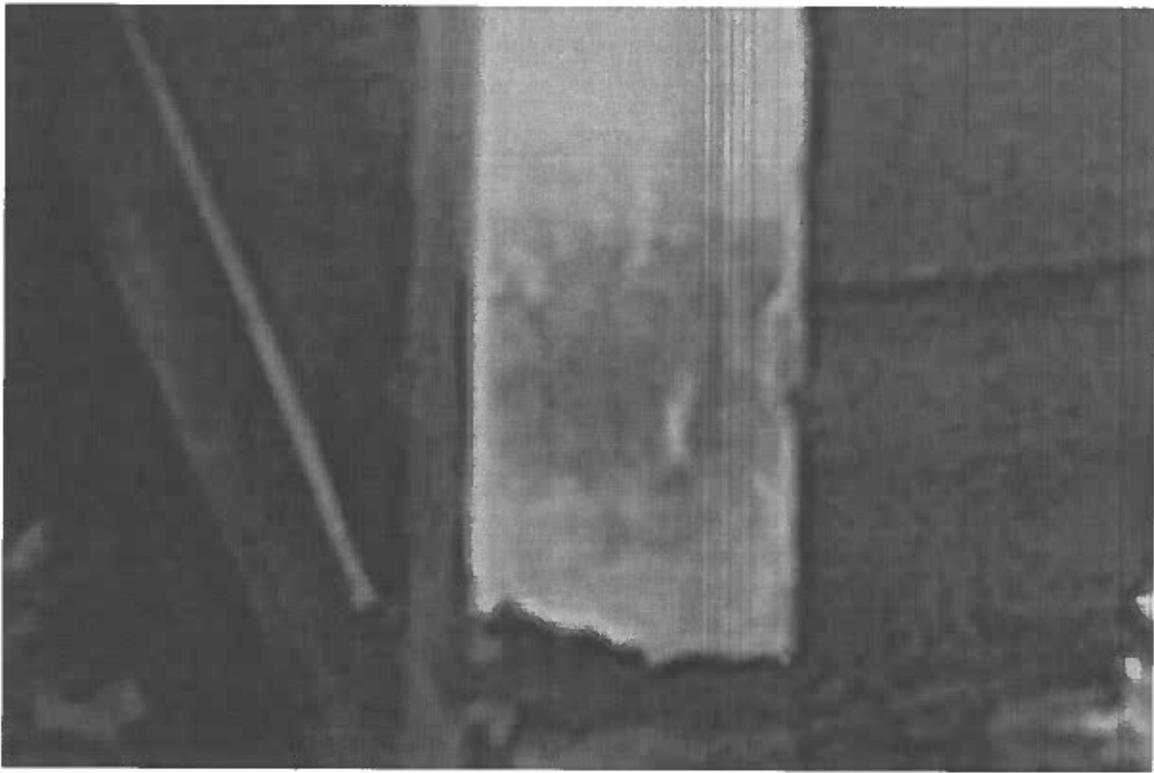
Replace dirt/gravel driveway with granite cobblestone pavers



warped boards on garage



Rot on garage

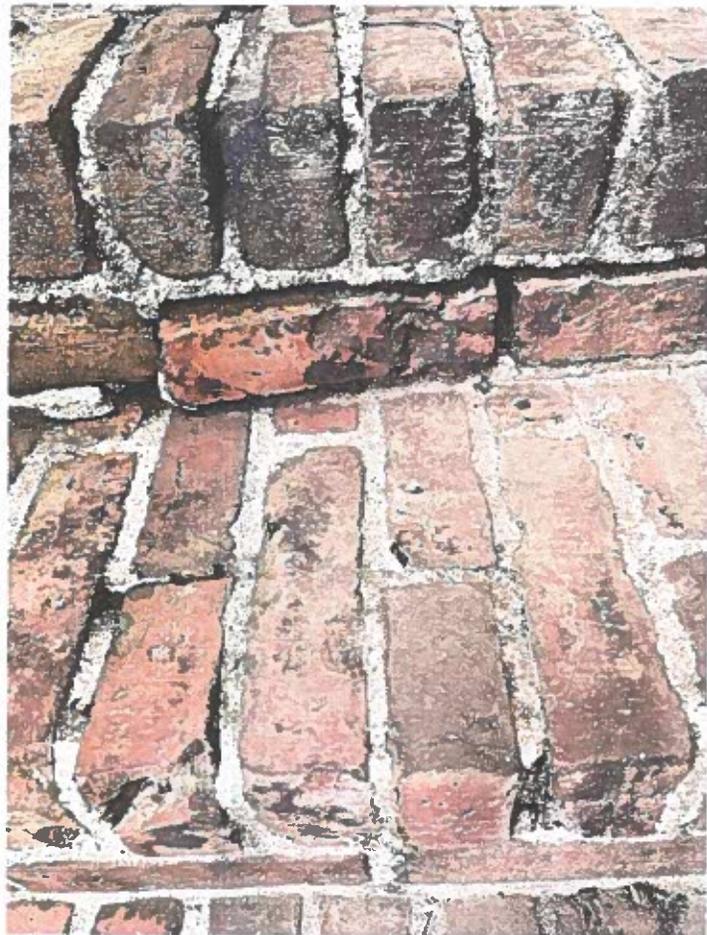


Hot on gauze trim



missing boards on garage







Example of railing style for front steps





side of house drainage issue
- replace w/ brick



unstable & dangerous
path w/ slate

- replace w/ brick
- repurposed slate to use w/ brick
on front steps



Back
walkway