



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: 582 Pleasant St., Belmont, MA 02478
 Property Owner's Name: Plymouth Congregational Church
 Address: 582 Pleasant St., Belmont, MA 02478
 Email: plymouthchurch.net Phone: 617-489-5257

Agent Name: Chester Messer
 Address: 23 Partridge Lane Belmont MA 02478
 Email: [REDACTED] chet0506@msn.com Phone: 617 489 1389

I am the: Property Owner x Agent
 x 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: R B Farina Roofing Co.

2. BRIEF DESCRIPTION OF PROPOSED WORK:

Replacement of existing 29 year old flat black membrane roof with a new Carlisle 60 mil EPDM black membrane roof.

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: Chair of the Trustees (Chief Executive Officer)
 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:
 James Rice Chair, Trustees

Date: 5/9/24

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:
 Chet Messer, Chair, Building Committee, Plymouth Cong Church

Date: 5/9/24

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

Approved March 23, 2017

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RSET ST

PLEASANT ST

PLEASANT ST

Flat Roof

582 Pleasant St

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RB Farina Roofing & Construction

Charles Hatvany
582 Pleasant St
Belmont, MA 02478

(781) 254-1273
charles@hatvany.com

ESTIMATE	#16037-1
ESTIMATE DATE	Feb 19, 2024
SERVICE DATE	Jan 18, 2024
TOTAL	\$39,390.00

CONTACT US

1319 Massachusetts Avenue
Arlington, MA 02476

(781) 648-5446
info@farinaroof.com

ESTIMATE

Services	qty	unit price	amount
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Roof Replacement - EPDM Membrane Replacement - Carlisle	1.0	\$39,390.00	\$39,390.00
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We hereby propose to furnish materials and labor for the completion of 22 square(s) of new 60 mil EPDM Rubber Roof Membrane installation - Carlisle SynTec Systems.

- Protect decks, driveways, sidewalks, lawns, vegetation and other property during the project.
- Remove and dispose of the existing roofing material and insulation/fiber boards (top layer only);
- Install new pressure treated wood board all around the eaves/edge, as necessary, to attach the drip edge - 172 lft;
- Inspect and clean the exposed surface;
- Install new 1/2" Roof Polyiso insulation + 1/8" and 1/4" Slope Tapered insulation boards improving the roof drainage. Stagger all insulation joints;
- Mechanically attached insulation with fasteners the metal plates that hold the insulation in place;
- Install a new 60 mil EPDM Rubber Membrane (Carlisle) that exceeds the ASTM standards.
- Use a "T" joint cured tape to overlay all the joints and seams;
- Apply Elastoform (RPS reinforced perimeter strip) flashing on vertical seams as required at angle change of walls, parapets, curbs, etc. or to flash inside/outside corners, vent pipes, drains, scuppers, and other unusually shaped penetrations;
- Installation of new boot pipe around the pipes vent over the roof;
- Flash all roof penetrations in accordance with manufacturer specification;



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- Installation of new boot pipe around the pipes vent over the roof;
- Flash all roof penetrations in accordance with manufacturer specification;

- Install new edge flashing at eaves/edges (16Oz Copper).
- Install 6" cover tape to properly flash edge metal.
- Properly Caulk (one-part elastomeric sealant offers excellent adhesion to EPDM
- Complete clean-up and removal of all related debris from the project area.

NOTES:

Roof drain(s): 2
 Skylight(s): 0
 Hatch door(s): 0
 Chimney(s): 0
 Pitch pockets: 0
 Boot pipes: 0

Nailer: New nailer to be installed around the roof perimeter because of the increase on the roof level caused by the new Tapered insulation boards - 172 lft.

Drip edge: 16 Oz Copper Drip edge - 172 lft - Model: Gravel stope

Material delivery/ debris removal reference: Driveway available

ADDITIONAL COST (in case of additional repairs are needed):

In a minority of our roofing projects, damaged sheathing may be identified during the installation process once the old roofing is removed. When this is the case, additional charges for sheathing replacement will apply at a rate of \$100.00 per sheet 3/4" plywood, \$90 per sheet for 1/2" plywood , or \$5,50 per linear foot, if it is a (wood board). Farina provides an allowance of 32 LN FT of ledge board or 1 Sheet of 4x8 Plywood.

ATTENTION:

- Dirt and debris will be going into the property/ attic. Precautions such as covering valuables with plastic sheeting are highly recommended.
- Shrubs and landscaping near the roofline will be protected with a tarp as needed.
- RB Farina Roofing is not responsible for any kind of damage over rotten/damaged siding during the process of flashing replacement.
- Roof Drain Inspection - RB Farina is not responsible for any problems/leaks that originated from the pipes attached to the roof drain(s). It is recommended that the customer runs a diagnosis with a licensed plumber in order to verify the conditions of the existing roof drainage once it could affect the new roof system integrity and lifespan.

WARRANTY

We are pleased to confirm that once completed and paid for, the roof installation done by RB Farina Roofing & Construction at the location shown below is warranted for 15 years against any defects in workmanship.

1. All workmanship executed by an employee or subcontractor of RB Farina Roofing & Construction is covered under the terms of this warranty;
2. RB Farina Roofing & Construction shall remedy any deficiencies or leaks resulting from defects in materials, workmanship or improper installation without charge, within a reasonable time after receiving notice.
3. All associated costs including labor, hoisting, roofing materials, shingles, etc are included.
4. This warranty does not cover issues, defects or damages arising from improper maintenance, normal weathering or accidents, fire, lightning, flood, earthquake, windborne objects, hail, ice, or other acts of nature, or by vandalism, riot, civil disorder, harmful fumes, vapors, chemical pollutants, air pollution, mildew, fungus, salt from the atmosphere, acid rain or any source, building settlement, structural building defects, or any other causes beyond our reasonable control.
5. Damage to the roof or roofing system by other contractors will not be covered.

6. This Warranty does not cover any resultant damage, caused inside the building as a result of leaks.
7. This Warranty is transferable if the ownership of the building changes.

The customer shall submit this contract/Invoice in order to receive any service related to the warranty offered by RB Farina Roofing.

PAYMENT TERMS

Down Payment of 33% - Due at contract signing.

Final Payment of 67% - Due at the completion of the project. (Final walkthrough)

PERMITTING INFORMATION

1. It is at the discretion of RB Farina Roofing to request the Permit before receiving the down payment. However, if the customer requests the cancellation of this contract after a Permit submission has been made along with the Building Department, the customer agrees to pay all fees already paid by RB Farina.

Note: If the down payment has already been made, the amount will be deducted from the refund. If RB Farina Roofing has not yet received a down payment, an invoice will be issued to the customer with the amount of the fees.

2. RB Farina Roofing does NOT provide additional documents that may be required by the Building Department, such as architect and/or engineer drawings, plot plans, NFPA 241 and etc.

The customer will be notified in writing if there is a request for any additional documents mentioned above or others that may be related.

3. Electrical Permit is NOT included either. However, if required by the Building Department, RB Farina Roofing will notify the customer, who will have the option to provide the Electrical permit, or RB Farina Roofing may be able to assist in the acquisition of one. An additional fee of approximately \$1,500 will be charged for the service.

CANCELLATION TERMS

The customer agrees that if payment is not made according to the above plan, RB Farina Roofing has the right to stop all work until such payments have been brought current

RB Farina Roofing may terminate or suspend this contract if the customer did not act accordingly to this agreement when it comes to:

1. Have the payments made according to the terms in this agreement;

2. If the customer postponed the work for more than 6 months after RB Farina Roofing had gotten a Permit. In this case, if RB Farina Roofing, for its own discretion, decides to reconsider moving on with the project, a new Permit application will be needed and a \$150.00 fee for the new application plus the fee RB Farina Roofing will have to pay to the Building Department in order to submit a new application, will be automatically applied to the customer invoice.

3. If the customer decides to terminate this contract, RB Farina Roofing needs to receive a written notice from the customer who is named in the contract at least 72 business hours before the job is going to start. If RB Farina Roofing has made purchases for the project, the customer agrees to pay 80% of the total amount that RB Farina Roofing had paid in all purchases for the project or as required by law. The payment is due immediately upon RB Farina Roofing sending the receipts for such purchases.

4. If RB Farina Roofing decides to terminate this contract a written notice will be sent to the customer informing the reason for the breach. Purchasing material, Permit fees will not be refunded, they will be deducted from the amount already paid and the remaining amount will be refunded.

5. The customer understands and accepts that the work may start anywhere from two to six weeks after the contract is "signed" (approved by hitting the appropriate green button on the bottom of the estimate) and a down payment is provided.

6. The customer understands and accepts that performance is very dependent on the weather and, for example, if the temperature is too high or too low, or if there are other conditions that RB Farina Roofing determines at its own discretion would pose a risk RB Farina Roofing Employees' health and/or safety, it is agreed that that the job will be rescheduled.

7. The customer shall provide electrical power if needed at the time of the work and has the responsibility to coordinate with the electricity service provider in order to ensure the wires are wrapped and take any other measure to ensure that such power will not represent a risk for those working at the property

The Parties hereby agree to the terms and conditions set forth in this agreement and such is demonstrated by their printed name and signature below:

Name

Signature

Name

Signature

Services subtotal: \$39,390.00

Total **\$39,390.00**

* Please, refer to the invoice number attached when filling out the memo section of the check.

* Check(s) should be made payable to RB Farina Roofing and mailed to 1319 Massachusetts Avenue

Arlington, MA 02476

Office Business Hours: Monday to Friday - from 8 am to 4 pm

Thank you for your business.

- Install new edge flashing at eaves/edges (16Oz Copper).
- Install 6" cover tape to properly flash edge metal.
- Properly Caulk (one-part elastomeric sealant offers excellent adhesion to EPDM
- Complete clean-up and removal of all related debris from the project area.

NOTES:

Roof drain(s): 2
 Skylight(s): 0
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Nailer: New nailer to be installed around the roof perimeter because of the increase on the roof level caused by the new Tapered insulation boards - 172 lft.

Drip edge: 16 Oz Copper Drip edge - 172 lft - Model: Gravel stope

Material delivery/ debris removal reference: Driveway available

ADDITIONAL COST (in case of additional repairs are needed):

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3. All associated costs including labor, hoisting, roofing materials, shingles, etc are included.
4. This warranty does not cover issues, defects or damages arising from improper maintenance, normal weathering or accidents, fire, lightning, flood, earthquake, windborne objects, hail, ice, or other acts of nature, or by vandalism, riot, civil disorder, harmful fumes, vapors, chemical pollutants, air pollution, mildew, fungus, salt from the atmosphere, acid rain or any source, building settlement, structural building defects, or any other causes beyond our reasonable control.
5. Damage to the roof or roofing system by other contractors will not be covered.

6. This Warranty does not cover any resultant damage, caused inside the building as a result of leaks.
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3. All associated costs including labor, hoisting, roofing materials, shingles, etc are included.
4. This warranty does not cover issues, defects or damages arising from improper maintenance, normal weathering or accidents, fire, lightning, flood, earthquake, windborne objects, hail, ice, or other acts of nature, or by vandalism, riot, civil disorder, harmful fumes, vapors, chemical pollutants, air pollution, mildew, fungus, salt from the atmosphere, acid rain or any source, building settlement, structural building defects, or any other causes beyond our reasonable control.
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