



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: 626-628 Pleasant St, Belmont, MA 02478
 Property Owner's Name: Qingdong Meng
 Address: 628 Pleasant St, Belmont, MA 02478
 Email: qingdongmeng@gmail.com Phone: 541-264-0303

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:

Replace the existing seriously deteriorated roof with
Certainteed Landmark PRO "better" roof shingles with
desired color of "costal blue" shingles

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 626-628 Pleasant St, 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: Qingdong Meng Date: 10/31/2024

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: Qingdong Meng Date: 10/31/2024

* 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

To Whom It May Concern,

This is Qingdong Meng, the owner of 626-628 Pleasant St, Belmont. The inspector from my insurance company "Travelers" informed me last week that the roof for my home at 626-628 Pleasant St, Belmont is in bad shape (see pictures in the supporting material) and needs to be replaced. Otherwise, they will cancel my insurance policy on November 9, 2024. Please see the email below for the communication between me and my agent:



Since I received the notifications, I made appointments with different roofers in the past few days with the sincere hope that I will not lose the home insurance. Fortunately, I worked with Mr. Jim Rogers from Premiere Roofing and Remodeling and just signed the contract to replace the roof (details will be shown in the contract). He already put in the permit application to replace the existing seriously degraded roof shingles with Certainteed Landmark Pro roof shingles this afternoon. **I am writing to hope that the**

committee approve my application asap without going through the regular monthly meeting since there is no structural change and it only involves the roof shingles with desired color to be Coastal Blue or any other color that the committee consider to be appropriate.

Thanks,

Qingdong

10/31/2024

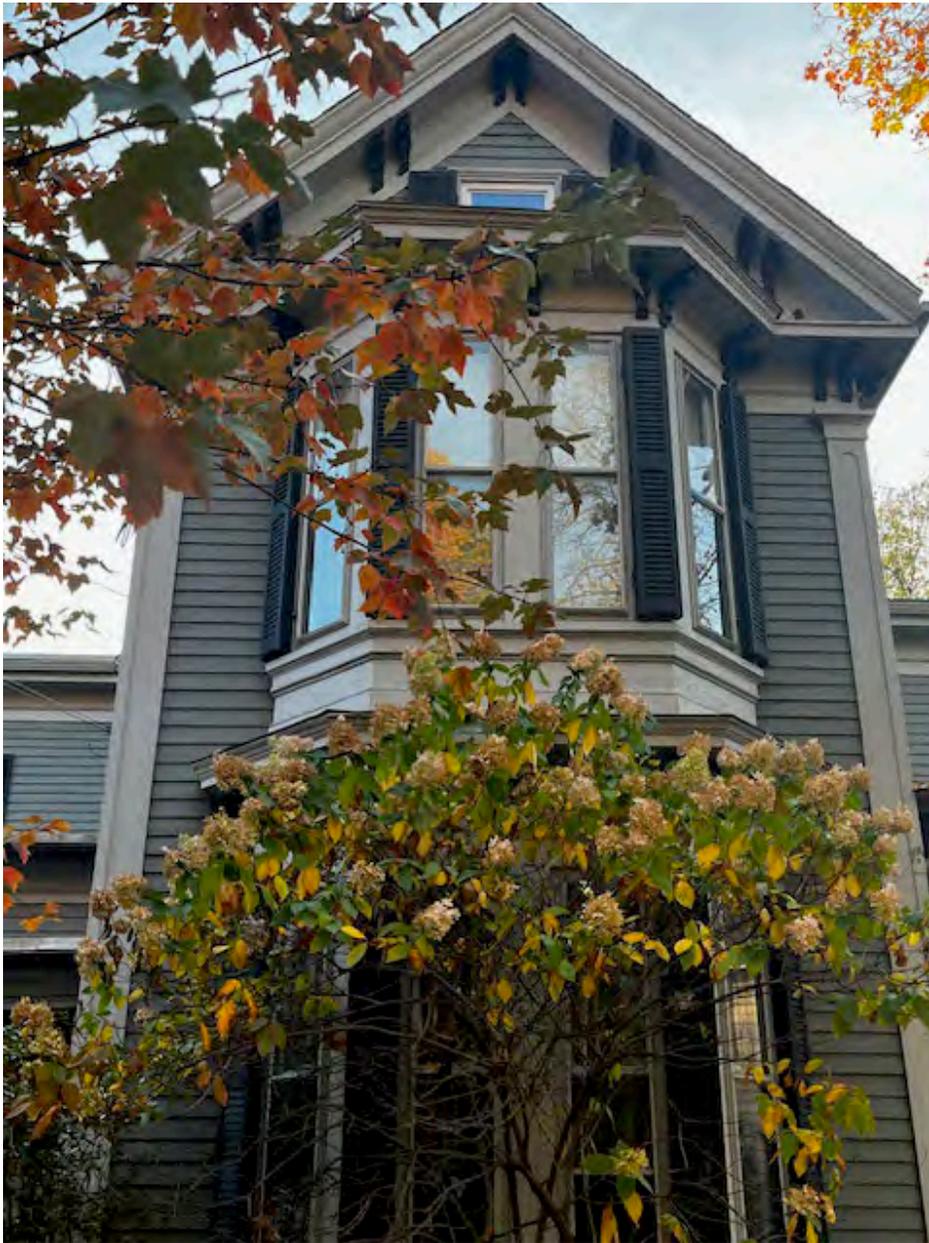
Support materials 1: existing roof pictures





Support materials 2: Painting color for the house

The paint colors that were chosen and approved by HDC on May 8, 2012 are Quincy Granite for trim, Monument Grey for siding, and Sayward Pine for "other" as shown below.



Support materials 3: Contract signed



Premiere Roofing & Remodeling, LLC.

P.O. BOX 262, ARLINGTON, MA 02476-0003 781-646-0051 781-710-5700
CONTRACT #7611A

JAMES W. ROGERS, JR
MA CSL #092644
Exp. 5/10/2025

DATE: October 30, 2024

FREE ESTIMATES
MA REG #165453
Exp. 2/16/2026

PROPOSAL SUBMITTED TO:
Qingdong Meng

PHONE:
541-264-0303

ADDRESS:
628 Pleasant St. Belmont, MA. 02478

JOB ADDRESS, IF DIFFERENT

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR THE FOLLOWING WORK:

Roof Replacement-

- Protect entire building, landscaping, and work area with heavy mesh tarpaulins
- Remove up to two layers of asphalt shingles (additional layers to be billed at an additional charge of \$0.85/square foot per layer) from entire main-home roof system, (approximately 1,600 square feet), and dispose
- Inspect roof sheathing for any water damage/dry rot and replace with 1" x 8" rough spruce board or 3/4" CDX plywood (\$8.00/linear foot or \$165.00/sheet additional)-Homeowner to be notified during course of roof removal.
- Install 12d nails as necessary on any loose roof sheathing
- Install Grace Select self-adhering ice and water shield on **first 6'** of roof deck, all lower roof systems, all valleys, along all abutting walls, all other protrusions, and perimeter of chimney structures-2 for superior leak protection
- Install Certainteed "Roofrunner" synthetic underlayment on remaining roof surfaces
- Install 8" white aluminum drip edge on entire perimeter of roof system (fascias and rakes)
- Install Certainteed "*Swiftstart*" starter strips along all fascia and rake lines, creating 1/4" overhang
- Install Limited Lifetime Certainteed Landmark PRO "BETTER" architect style shingle- color-*Coastal Blue*, fastened with 1 1/4" galvanized roofing nails per manufacturer's specifications
- Install Certainteed Hip and Ridge designer cap shingles along all hip and ridgelines
- Inspect roof flashings and install 6"x 8" aluminum step flashing along all abutting walls within roof system as necessary NOTE: Siding may have to be removed to install necessary flashings any carpentry applications will be billed at an additional cost upon homeowner's approval
- Install new aluminum/rubber flange vent kits on perimeter of all freestanding vent stacks
- Install (1) Broan bathroom vent kit within roof system (NOTE: Interior access may be required for placement)
- Install 3/4" plywood CDX crickets at rear of chimneys, allowing proper watershed
- Remove all pre-existing lead and tar flashings from base of chimneys-2
- Install 12" lead flashing on entire perimeter of chimneys-2
- Install mortar-based sealant in all newly ground joints and seal all vertical seams with clear silicone sealant

Install 2" spacing on either side of ridgeline, preparing for ridge vent installation
Install Shingle Vent 2 style ridge vent on entire length of all ridgeline of building fastened with 3" galvanized roofing nails, allowing for additional ventilation

Flat Roof Specifications-

Protect entire house, landscaping, and work area with tarpaulins
Remove layer of rubber and insulation board from upper flat roof systems-2 of home, (approximately 1,000 square feet), and dispose NOTE: All lower flat roof systems to be preserved
Inspect roof sheathing for any water damage/dry rot and replace with 1" x 8" rough spruce board or 3/4" CDX plywood (\$8.00/linear foot or \$165.00/sheet additional)-Homeowner to be notified during course of roof removal
Install Grace Select self-adhering ice and water shield on first 3' of roof deck for superior leak protection
Install 1/2" iso-board insulation (100 p.s.i.) over repaired roof surface, fastened with hex plates and 2 3/4" screws
Install EPDM .060 rubber fully adhered with bonding adhesive over entire roof surface (NOTE: Siding may have to be removed to install necessary flashings any carpentry applications will be billed at an additional cost upon homeowner's approval)
Apply rubber membrane cleaner to all seams and metal applications within roof system cleaning of dust and debris
Install 3" pressure-sensitive seam tape on all seams within roofing system
Install custom-fabricated *white* aluminum bald roof edge on entire perimeter of roof system, fastened with 3 1/4" screws
Install 6" pressure sensitive metal flashing tape on all drip edge applications
Install 12" pressure-sensitive flashing tape on all corners within roof system
Install 1"-6" rubber flashing boots on all freestanding pipes
Seal all necessary flashing points with rubber-based lap sealant as needed

All craftsmanship and materials are guaranteed against leaks for 15 years

Proposed Start and Completion Schedule- The following schedule will be adhered to unless circumstances beyond the contractor's control arise.

11/4/2024 Date when contractor will begin contracted work

11/8/2024 Date when contracted work will be substantially completed

To be determined upon contract signing and product availability

NOTE: Proposal is good for 15 days and may be withdrawn

Required Permits- Building permits may be required and will be secured by the contractor as the homeowner's agent. **Owners who secure their own permits will be excluded from the Guaranty Fund provisions of MGL chapter 142A)**

Terms and Conditions-

Premiere Roofing & Remodeling, LLC. Is NOT responsible for any debris that may fall into your attic. We recommend that you cover all your belongings to prevent damage.

Premiere Roofing, LLC. Uses the best products available to protect your home against ice dam damage during the harsh winter months. In the unlikely case that the home experiences interior damage during the winter months Premiere Roofing, LLC. Nor the product manufacturer shall be held responsible.

Premiere Roofing, LLC. Is not responsible for interior damage resulting from water penetration through a pre-existing skylight.

Permit fees to be reimbursed by homeowner on final invoice.

Cancellation Notice- The homeowner has three business days after the contract execution date to cancel any contract. To cancel any contract, please send notice of cancellation to

jim.rogers@premierroofing.com

Total Contract Price and Payment Schedule

Premiere Roofing & Remodeling, LLC. Agrees to perform the work, furnish the material, labor and disposal for the total sum of \$26,895.00

Payments will be made according to the following schedule:

\$9,000.00 upon signing contract

\$17,895.00 upon completion of contract

Contract Acceptance – Upon signing, this document becomes a binding contract under law. Unless otherwise noted within this document, the contract shall imply that any lien or other security interest has been placed on the residence. Read the following cautions before signing this contract.

-Don't be pressured into signing this contract. Take time to read and understand it. Ask questions if something is unclear.

- Make sure the contractor has a valid Home Improvement Contractor Registration. The law requires most home improvement contractors and subcontractors to be registered with the Director of Home Improvement

Contractor Registration. You may inquire about contractor registration by writing to the Director at 10 Park Plaza, Room 5170, Boston, MA 02116 or by calling 617-973-8787 or 888-283-3757.

- Does the contractor have insurance? Ask the contractor for his insurance company information so that you can confirm coverage, or ask to see a copy of "proof of insurance" document.

Know your rights and responsibilities. Read the information on the reverse side of this form and get a copy of the Consumer Guide to the Home Improvement Contractor Law.

You may cancel this agreement if it has been signed at a place other than the contractor's normal place of business, provided you notify the contractor in writing at his/her main office or branch office by ordinary mail posted, by telegram sent or delivery, not later than midnight of the third business day following the signing of this agreement. See attached notice of cancellation form for an explanation of this right.

DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES!!!

Two identical copies must be completed and signed. One copy should go to the homeowner. The other copy should be kept by the contractor.

Singdony Meny
Homeowner's Signature

Oct 30, 2024
Date

James W. Rogers Jr.
Contractor's Signature

October 30, 2024
Date

Support materials 4: New roof shingles details

[Landmark Pro Premium Roofing Shingles | CertainTeed](#)

Coastal blue



Overview

CertainTeed's Landmark PRO shingles are a premium roofing option that combines durability and aesthetic appeal. These shingles are engineered with a multi-layer design, featuring a fiberglass base and protective outer layer, providing superior impact resistance. The shingles also feature StreakFighter® algae resistance, ensuring they are resistant to unsightly black streaks caused by algae growth. Landmark PRO shingles are designed to provide excellent protection against the elements, with an Underwriters Laboratories Class A fire resistance rating, making them a top choice for homeowners who prioritize safety. The shingles' heavy weight and unique design provide added resistance against weather damage and algae, making them a reliable option for homeowners looking for a long-lasting roofing solution. They are also classified as UL 2218 Class 3 Impact Rated. These shingles come in a variety of colors, ensuring that homeowners can find the perfect match for their home's aesthetic. The shingles' multi-layer design provides superior protection against the weather, helping to ensure that the roof remains in good condition and well-protected against the elements. Installation is made easy with Landmark PRO shingles, thanks to their self-sealing adhesive strips

and unique NailTrak® feature that provides clear nailing targets, making it easier for contractors to achieve a seamless and professional look. Landmark PRO shingles are designed to withstand winds of up to 110 mph, ensuring that they remain in place during severe weather events. These shingles are composed of a durable fiberglass mat base, coated with asphalt and embedded with ceramic-coated mineral granules for added protection against the elements. CertainTeed's Landmark PRO shingles come with a limited lifetime warranty, giving homeowners added peace of mind and protection. Overall, these shingles offer an excellent balance of aesthetics, durability, and performance, making them a reliable choice for homeowners seeking a long-lasting roofing option. In summary, CertainTeed's Landmark PRO shingles offer excellent impact resistance and Class A fire resistance rating, making them an ideal choice for homeowners who prioritize safety. They feature StreakFighter® algae resistance, ensuring they are resistant to unsightly black streaks caused by algae growth. These shingles come in a variety of colors and have a heavy weight design providing added protection against weather damage and algae. Landmark PRO shingles come with a limited lifetime warranty. They are easy to install, and their unique design provides superior protection against the weather. These shingles are designed to withstand winds of up to 110 mph, making them a reliable choice for homeowners seeking a long-lasting roofing option.

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We're here to help with handy tools and resources that make your project easier.

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[Performance](#)

Designer shingles are typically heavier than strip shingles and have improved warranty protection.

Protection

Fire resistant Wind resistant Tear resistant Wind Driven Rain resistant

Warranty

Lifetime limited transferable warranty* 30-year StreakFighter algae-resistance warranty 10-year SureStart™ protection 15-year 110 mph wind-resistance warranty Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required