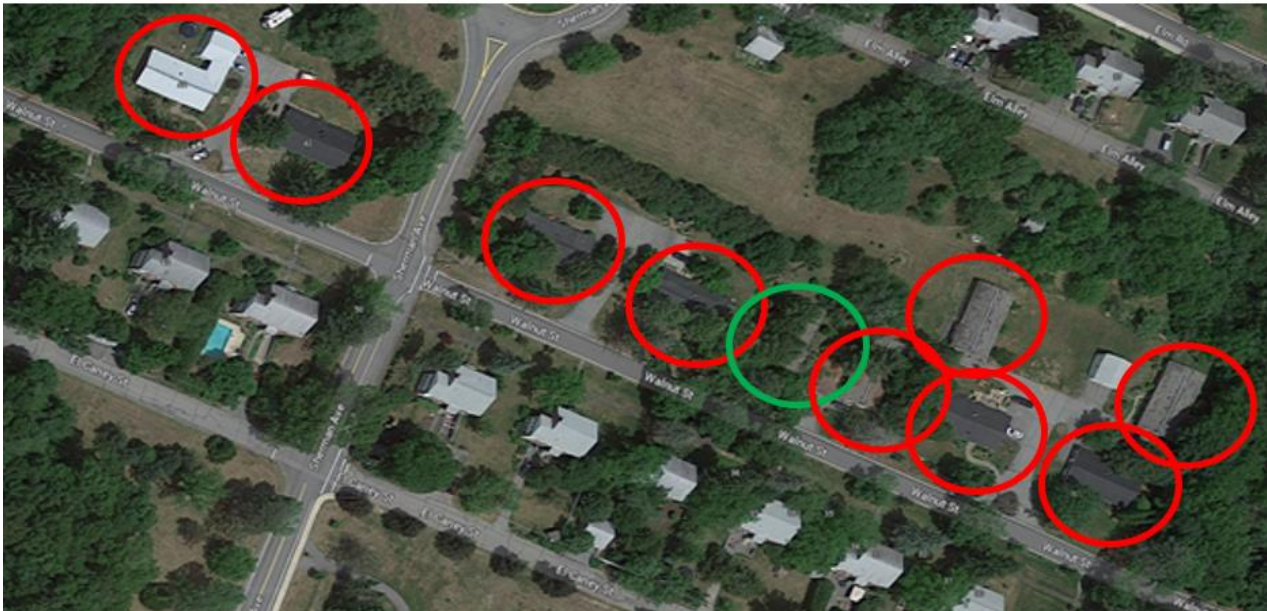


Staff Report

Date: August 23, 2023
To: **Devens Enterprise Commission**
From: Neil Angus, DEC Director
RE: **34 Walnut Request for Certificate of Hardship for Roof Replacement**

Owner/App.: Ken Ashe
Location: 34 Walnut Street, Devens, MA
Zoning: Residential I and Devens Historic District

Proposed Project: The owner of 34 Walnut street is looking to repair their existing roof. The structure is a 1950's ranch built by the military and is located within the Devens Historic District. The existing roof is tar and gravel which was a common roof treatment for relatively flat/low-pitch roofs at the time. Today there are very few contractors that will install new tar and gravel roofs. An alternative treatment is an EPDM rubber roof that is more durable. As the property is within the Devens Historic District, any alteration to homes within the district must be reviewed by the Massachusetts Historical Commission (MHC) and the Programmatic Agreement between the Army and MHC. MHC has reviewed past requests from other ranch homeowners and determined that the EPDM rubber roof (black or white) is an acceptable alternative material to the tar and gravel roof. There are 10 of these ranches along Walnut Street and to date, six (6) of the 10 ranches have replaced their tar and gravel roofs with an EPDM rubber roof.



The owner of 34 Walnut (area circled in green in the picture above) is requesting to replace the existing tar and gravel roof with asphalt shingles. In accordance with the Historic District Regulations, he submitted a Project Notification Form to MHC in October of 2022 and MHC determined that such a modification would have “an adverse effect” on the Devens Historic District. The letter goes on to state that Fort Devens was planned and constructed with certain building types that contribute to its uniformity as a planned development. The letter also states that “...asphalt shingles are not designed to be installed on low-pitch roofs. On a lower slope roof, asphalt shingles may collect water beneath the shingles. Low sloped asphalt shingle roofs are susceptible to wind-driven rains, leaks and ice dams.” Staff also reviewed this request with our Building Commissioner who stated that from a purely building code perspective, while shallow roofs CAN be shingled, it is not advisable. The MA building code states asphalt

shingles shall be installed as per manufacturers specifications. These specifications usually require spacing between rows to be decreased and weather and ice shield is needed over the entire roof. Like MHC, the DEC Building Commissioner stated that the low pitch can result in reduced life expectancy and a greater susceptibility to ice dam back ups. He also mentioned that most installers and manufacturers do not warranty their shingles on a pitch of 3/12. So durability is an important consideration.

The owner subsequently submitted a follow-up letter with supporting information to MHC on July 12, 2023, referring to the Historic Preservation Plan and the fact that reuse of these ranch structures may need significant alterations to be adaptively reused – but the Plan does not go into any detail on these structures – instead, it focuses on the two-story officers housing along Elm and Walnut which were built during an earlier period in the 1930's. As the ranches were built in the 1950's and are a completely different style of architecture, the preservation Plan details do not apply to these units. The owner also included photographs of the existing ranches with rubber roofs and a simulated asphalt shingle roof, comparing them with the Officers housing across the street which have asphalt shingles. While this would be convincing if the ranches had steeper pitched roofs similar to the officers housing, they are two totally different architectural styles within the Devens Historic District so they need to be reviewed separately. The low-pitch of the ranch roofs required a different roofing material treatment due to their structure – hence the original tar and gravel roof. They were not designed to match the officers housing. MHC subsequently responded on August 11, 2023 re-iterating the low-pitch roof as a character defining feature of this style and the need for uniformity, but referred comments to the DEC.

Request for Certificate of Hardship: 974 CMR 7.07(3) allows the DEC to make an exception to the Historic District requirements and issue a Certificate of Hardship if a project involves substantial hardship, financial or otherwise, as long as it does not affect the historic district generally. Under Article X, Section D of the Devens Bylaws, the DEC shall consider:

- a. historical and architectural value and significance of the building or structure;
- b. the general design arrangement, texture, material, and color of the features involved in the proposed work; and
- c. the relation of the proposed work to the surrounding area.

There is no doubt that the rubber roof option has a higher first-cost than shingles and economics is certainly a factor for consideration, but it is not the only factor. Durability, longevity, and consistency are important considerations, as is precedent (the relation of the work to the surrounding area). Other ranch owners have proposed replacing their tar and gravel roofs with asphalt shingles and MHC and the DEC have not allowed this because the shingles on these low-sloped roofs are not as durable (potentially leading to premature failure or structural damage) and their appearance is inconsistent with the design of the ranches in this district.

Staff has reviewed this request with our Peer Review Historic Consultants at The Public Archaeology Laboratory, Inc., (PAL). They are very familiar with the Devens Historic District as they were involved in inventorying the district for nomination to the National Register of Historic Places. They agreed with MHC that asphalt shingles would be inconsistent with the uniformity of the ranch homes in this district, and they share the concerns about wind-driven rains, leaks and ice dams that could pre-maturely compromise these structures.

Summary/Recommended Action: The building elements, including the roof materials, contribute to the uniformity of Fort Devens as a historic planned development. MHC has determined that asphalt shingles would have an “adverse effect”. EPDM roofs are an approved alternative roof treatment. Asphalt shingles would be considered lower-quality materials for this type of installation because they pose a greater risk of water damage. There are funding and grant opportunities available to help defray the increased costs of an EPDM roof. Staff has provided the owner some state and local resources and offered to connect the owner with our affordable housing monitoring team to help support his efforts to maintain his home consistent with the other ranches on Walnut.

Since both MHC and the DEC Building Commissioner have concerns about shingles on this low-pitch roof, and the fact that the DEC's Historic Peer Review Consultants agree that shingles would not be consistent with the uniformity of these specific ranches (and have previously not been allowed by MHC), Staff would recommend the Commission deny the request for a Certificate of Hardship. Staff is happy to continue assisting the homeowner in seeking financial or other support for the viable alternative of a EPDM rubber roof through our affordable housing monitor.

Attachments:

- Request package from Ken Ashe
- MassHistoric Review Letter dated August 11, 2023
- DEC Historic Consultant Peer Review Letter dated August 24, 2023

July 2, 2023

Elizabeth Sherva
Preservation Planner
Massachusetts Historical Commission

RE; Reevaluation of Roof replacement 34 Walnut Street , Devens.

Dear MS. Sherva,

My name is Ken Ashe and I live at 34 Walnut Street in Devens, MA. I've been a resident here for over 20 years. Last fall I submitted a proposal to the MHC asking for permission to replace my tar and gravel roof with asphalt shingles, rather than a black rubber membrane material which, in my initial request, was declared my only option by the Devens Enterprise Commission. My search to find a contractor to replace the roof with a new tar and gravel roof proved unsuccessful. Since then I have researched the possible alternatives and share the following pertinent information.

Based upon professional opinion and evaluation, six roofing contractors (bid proposals attached) have all confirmed that the pitch of the roof meets the minimum Code requirement of 2:12, thereby enabling the installation of a more aesthetically and appropriate light gray historic asphalt shingles. Their quotes are attached as reference.

Contained in **Protection District Design Standards & Guidelines**, which regulate Devens housing redevelopment, it states, "significant alterations to the single story brick houses should render them more "compatible" with the fine Georgian Homes across the street. (See Document 1). The installation of light gray colored asphalt shingles on these homes would certainly render them more compatible (photo attached). These single family brick homes, referred to as Ranches, have become very popular as showcasing mid-century architecture. The viability of the roof certainly makes the lighter gray shingle roof material more complementary to the grey asphalt roof materials of the Fine Brick Georgian homes directly across the street.

Also, cost is a significant factor in requesting asphalt shingles. The contractor bids I have received for the installation of a black rubber membrane roof range from \$29,000-34,500. And, it is my opinion that the appearance is rather commercial looking (photos attached)..

The quotes I have received for the historic architectural shingles (the same shingles that adorn the Brick Georgian houses) range from \$13,900-\$15,600. As a affordable unit, and per DEC and MHC Guidelines (See Document 2), there is consideration if certain installations present a hardship to the homeowner. The cost of a rubber roof at twice the expected cost of the asphalt shingles does present an extreme "hardship" on my behalf. In these tough economic times, I hope that you can agree. Having lived in my house for over 20 years, the need to address my heating system has also presented itself, and also involves an extensive financial burden. Present estimates range from \$24,000-\$48,000.

I have also reached out to abutters who reside in the Georgian homes across from mine and with letters from each they have voiced their preference for "matching" historic asphalt shingles over the look of a rather drab, black rubber membrane roof which does little to match the roofs of the Georgian houses across the street.

As a twenty year resident here at Devens, I certainly welcome the opportunity to review the above and enclosed with you. We then can proceed, and hopefully can go forward with the replacement of the lighter colored gravel & tar roofs with the lighter colored more historically correct "architectural light colored asphalt shingles."

Your attention to this matter is very much appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Ashe". The signature is fluid and cursive, with the first name "Kenneth" being more prominent and the last name "Ashe" following in a similar style.

Kenneth Ashe
34 Walnut Street
Devens, MA 01434
(978)790-2848

CC: William P. Marshall

✓ Peter Lowitt
Neil Angus



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

October 13, 2022

Kenneth Ashe
34 Walnut Street
Devens, MA 01434

RE: Roof Replacement, 34 Walnut Street, Devens, MA; MHC# RC.62284

Thank you for submitting a Project Notification Form (PNF) for the project referenced above. The staff of the Massachusetts Historical Commission (MHC) have reviewed the information submitted and have the following comments.

The proposed project includes the replacement of the existing tar and gravel roof with Owens Corning asphalt shingles.

Review of the MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth* indicates that the property at 34 Walnut Street is within the Fort Devens Historic District (HRV.N), which is listed in the State Register of Historic Places.

The low pitch roof is a character defining feature of this style of architecture. Additionally, Fort Devens was planned and constructed with certain building types that contribute to its uniformity as a planned development.

Replacing the existing roofing material with a rubber, EPDM, or PVC membrane at 34 Walnut Street is the preferable option and would have "no adverse effect" (950 CMR 71.07(2)(b)(2)) on the Fort Devens Historic District. Replacing the existing tar and gravel roof with Owens Corning asphalt shingles would have an "adverse effect" (950 CMR 71.05(a) and 950 CMR 71.07(2)(b)(3)) on the Fort Devens Historic District.

Additionally, asphalt shingles are not designed to be installed on low pitch roofs. On a lower slope roof, asphalt shingles may collect water beneath the shingles. Low sloped asphalt shingles roofs are susceptible to wind-driven rain, leaks, and ice dams.

The MHC understands that the proposed project will be reviewed by the Devens Enterprise Commission. Staff of the MHC encourages you to work with the Devens Enterprise Commission.

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00). Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Sherva".

Elizabeth Sherva
Preservation Planner
Massachusetts Historical Commission

xc: Neal Angus, Devens Enterprise Commission

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.sec.state.ma.us/mhc

A handwritten word in black ink, appearing to read "Reference".

Document #1 & #2 - Reference Photographs

Elm & Walnut Streets Architectural Protection District

Adjunct to the Walnut Street two-story housing group is a smaller and less skillfully designed cluster often single-family buildings built in 1958 that reflect neither the formal architecture nor the public orientation of the other units. They are listed with the National Register of Historic Place as *non-contributing* buildings within the Fort Devens Historic District. They are not part of the scope of this review. As a general comment however, these may be appropriate for reuse and modification by businesses for stand-alone, clustered or expanded uses.

Significant alterations to these structures which may be needed for adaptive reuse should not be discouraged, especially of such alterations render them more compatible with the classically inspired designs of the other buildings in the area.

1. LAND & STREETScape

a. Landscaping

The Elm and Walnut Street neighborhood has a suburban-like ambiance with mature trees arranged along the street. A large portion of the neighborhood enjoys the added benefit of having undeveloped park land across from the houses, further *countryfying* the locale. Any plant materials planted in connection with a building's rehabilitation or new plant materials shall in location, massing and species used, be compatible with the prevailing motif of the Fort Devens Historic District. To complement the consistent height and appearance of the existing stock of mature trees along the streets, a more diverse and ornamental scope of new trees and shrubs should be encouraged. A list of recommended species and varieties are listed in the Devens Enterprise Commission, Rules & Regulations, and Scope Requirements, pages 2-29, 30, 31, 32 and 33.



Document # 2

RULES AND REGULATIONS*Regulatory Authority: Devens Enterprise Commission**Agency Contact: Peter C. Lowitt**Phone: 978.772.8831 ext 3313**Address: 33 Andrews Parkway, Devens, MA 01434**Massachusetts Register Number 1211**Effective Date: June 2012***974 CMR 7.00 HISTORIC DISTRICT****7.07: Exemptions, Certificate of Non-applicability, and Certificate of Hardship**

1. The DEC shall not review the following, provided such structures, buildings, or features comply with the Vicksburg Square Historic Preservation Plan, the Devens Housing Historic Preservation Plan as further modified by the Devens Development Project, The Estates at Harvard Hills:
 - (a) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.
 - (b) Walls and fences, or either of them.
 - (c) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.
 - (d) The color of paint.
 - (e) The color of materials used on roofs.
 - (f) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.
2. Ordinary maintenance, repair or replacement of any exterior architectural feature within an historic district which does not involve a change in design, material, color or the outward appearance thereof, landscaping with plants, trees or shrubs, and emergency work necessary for public safety because of an unsafe or dangerous condition shall be exempt from this regulation.
3. An Applicant may request the DEC determine whether, owing to conditions especially affecting the structure or building involved, but not affecting the historic district generally, that compliance with Article X. Section D of the By-Laws will involve a substantial hardship, financial or otherwise, to the applicant and whether the proposed work or improvements are not substantially detrimental to the public welfare and do not substantially derogate from the intent and purposes of the By-Laws. After rendering such determination, the DEC shall issue a Certificate of Hardship.
4. In the case that the proposed work does not involve any exterior architectural feature or involves exterior architectural features not subject to review, the DEC shall issue a Certificate of Non-Applicability. The Director shall determine within twenty-one (21) days of a submission that an application does not involve any exterior architectural feature or involves exterior architectural features not subject to review. This determination is valid upon ratification by the DEC at a public meeting. The DEC may ratify, modify or disapprove the Director's decision.

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RULES AND REGULATIONS

Regulatory Authority: Devens Enterprise Commission

Agency Contact: Peter C. Lowitt

Phone: 978.772.8831 ext 3313

Address: 33 Andrews Parkway, Devens, MA 01434

Massachusetts Register Number 1211

Effective Date: June 2012

974 CMR 7.00 HISTORIC DISTRICT

7.05: Review and Decision

1. **Review.** The DEC shall follow 974 CMR 1.04 to process and review the application for a Certificate of Appropriateness.
2. **Review Criteria.** The DEC shall approve a Certificate of Appropriateness if it meets the following criteria:
 - (a) The Submission complies with 974 CMR 7.00 and with the applicable provisions of the By-Laws.
 - (b) The Submission is Complete.
 - (c) The proposed work recognizes the historical and architectural value and significance of the structure or building and the district.
 - (d) The general design arrangement, texture, and material of the features involved in the proposed work are compatible with adjacent historic structures and buildings.
 - (e) The size, shape, and massing of the structure or building is suitable in relation to the site and in relation to the structures and buildings in the vicinity.

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Elm & Walnut Streets Architectural Protection District

combination storm windows in the single family and Georgian Revival multi-family building may remain.

5. ROOFS

a. Roofing Material:

New roofing shingles shall be asphalt type, Class A, color to match the existing universal light gray tone of the neighborhood unless an alternate color is approved on application, or interlock aluminum shingles provided the color is weathered gray to match the existing as closely as possible.

b. Skylights:

Currently there are no skylights on these buildings. If skylights are proposed, they should only be considered on a case-by-case basis; and only on secondary facade roof planes . It should be noted that the term secondary facade in this context refers to any facade which was designed not to be seen from the primary traveled street. This has the effect of restricting the secondary elevation roof planes to that fronting the service roads. If approved, their projection should be restricted to less than 6" above the roof plane.

c. Metalwork

Gutters, downspouts and flashing, whether new or replacement, must be of metal, with a non-reflective finish and non-obtrusive in appearance; unfinished metal (other than copper) will not be approved.

d. Dormers

Small-scale shed roof dormers exist on the four-family, Georgian Revival buildings.



I'm told by Representatives at the Devens Enterprise Commission that this Rubber Roof application best matches the look and feel of my neighbors Georgian brick house roof across the street. I, and my neighbors who live in the house below, strongly disagree.





As you can clearly see, the more appealing Architectural Asphalt Shingled Roof provides a matching look and feel to my neighbor's Architectural Asphalt Shingled Roof across the street. I hope you agree.



A Butters' Letters

Sunday, May 21, 2023

Devens Enterprise Commission
33 Andrews Parkway
Devens, MA 01434

Dear members of the Devens Enterprise Commission,

We are writing in support of the request for our neighbor Ken Ashe to replace the roof of his Walnut Street home with a shingle roof.

Ken's home is directly across from ours. Although all the ranch homes currently have tar and gravel roofs, we have no concerns with the aesthetic of Ken's roof deviating from those adjacent to his. It will actually be an upgrade, and if this is the desire of our neighbor, then we fully support this.

Updating to architectural shingle will match with most of the Colonial homes on Walnut Street. I say most as there is a variety on the roofs of the Colonial homes. I believe the historical guidelines used to call for three-tab asphalt shingles. Over the years, neighbors have received exceptions and have installed three-tab shingles, architectural shingles and even a plastic material roof. Colors vary as well from a light gray to darker gray, to reddish/brown tones. We don't feel the variations have compromised the unity of the homes on the street.

Given that there already exists a wide variety of roof colors and materials on Walnut Street, we don't see why Ken would not be allowed to install a gray architectural shingle roof.

We'd like to add that Ken takes excellent care of his property. His landscaping was beautifully considered and enhanced his property. He maintains his property meticulously.

The DEC should approve Ken's request to replace his roof with shingle. This would actually be an enhancement, and we applaud all of our neighbors who take good care of their homes.

We would be happy to walk Walnut Street with anyone on the DEC to discuss the issue.

Our best,

Maureen & Jerry Babcock
33 Walnut Street
Devens, MA 01434

A handwritten signature in black ink, appearing to read 'Maureen & Jerry Babcock', with a long horizontal flourish extending to the right.

Elizabeth Sherva
Preservation Planner
Massachusetts Historical Commission

17 May 2023

I am writing at the request of Ken Ash, 34 Walnut St, Devens who provide me with a copy of your letter to him dated October 13, 2022 re: MHC# RC 62284

I am an original owner, purchasing here July 2002, and am a recently retired residential mortgage lender (NMLS #35194) and MA licensed Real Estate Broker (#122383-BR-)

In your letter you twice refer to the "low pitch" roof. While I would certainly agree with that characterization, Massachusetts State Building code utilizes the International Residential Code which states that a minimum pitch of 2:12 is required for an asphalt shingle roof with the only requirement being that pitches < 4:12 require double layers of roofing paper be attached to the roofing deck under the shingles.

Multiple roofers have stated that the pitch of the ranch roofs is such that asphalt shingles can be installed as the pitch, by measurement, is actually 2.3:12. This means that the pitch on the ranch homes exceeds the required minimum allowable pitch by 15%.

There are approximately 128 homes, that remained after Fort Devens was closed, that were repurposed for "civilian" ownership. Ten of them were ranch homes with tar and gravel roofs. ALL the other homes have asphalt shingle roofs. I would submit that the appropriate replacement roof for the ranch homes, to be in keeping with the character of the neighborhood, should obviously be asphalt shingle, to match the other 92% of the homes- not to mention all the additional residential construction built since 2002 that all have shingle roofs.


I wonder if perhaps the decisions previously made on this question went along the lines of:

- * roofs are "low pitch"
- * original roofs were tar and gravel
- * tar and gravel roofs are now no longer installed
- * Q: what is a replacement for tar and gravel?
- * A: black rubber membrane is the "new technology"
- * let's require black rubber membrane

This ignores the fact that asphalt shingles are perfectly acceptable for use per code.

We should be treated no differently than ANY other residential unit in Devens.

I request reconsideration of this issue and allowance for asphalt shingles on ranch home at Devens.

Respectfully,

Van Easton
30 Walnut St.
Devens, MA

Dear Ms Sherpa,

As a fortunate Affordable Home Program resident at 32 Walnut Street, Devens, I feel honored and very fortunate to reside in my home. I admire the bucolic aspect of our neighborhood including the exceptionally fine Georgian Brick residences across the street. I really enjoy my home and the affordable program that provided me the opportunity to live here.

As with any property, necessary repairs present themselves including the necessary replacement of the existing tar and gravel (light grey tone) roof on my Ranch house. I have had an opportunity to discuss the idea of replacement with my neighbor, Ken Ashe who lives next door at 34 Walnut Street. He has lived in his home for over 20 years. He has carefully researched potential roof replacement options for his home, which is identical to mine. He has received several quotes from highly reputable roofers in the area for the installation of a historical grey-toned asphalt roof to replace the existing tar and gravel roof, and has received confirmation from 6 roofers that the roof's pitch meets State guidelines for asphalt shingle roof installation on these homes. What is important to me financially is the estimates for a asphalt shingle roof installation which average \$15,000, while bids for the more commercial black toned rubber membrane roof average \$29,000.

As a moderate income resident, the \$29,000 to replace my roof with a rubber membrane roof would certainly impose an "economic hardship" upon myself. I respectfully urge you to review (see attached) the Devens Enterprise Commission's Rules and Regulations concerning the Historic District (974 CMR 7.07 Sect. 3) to reconsider your October 13, 2013 letter's decision and approve the more historically appropriate and much more reasonably priced asphalt shingle installation which has been confirmed appropriate by professional roofers for the roof's pitch. It is of my opinion that a grey toned asphalt roof would serve to better compliment the Georgian Colonial houses across the street and, to the contrary, represent no true "adverse effect" on this Historic Devens District to which I reside.

From both a more esthetic as well as economic perspective, I welcome the opportunity to discuss the above so that an appropriate and fair resolution of this matter can be mutually accomplished.

Respectfully


Brian Partridge

32 Walnut St.

Devens, MA 01434

Roofing



PROPOSAL

Joseph Mooney
Joe@dionroofing.com /dionroofing.com
978-602-3977
Licensed #195690 & Insured

ACCOUNT 1834
DATE 7/28/2022
INVOICE FOR Ken Ashe
JOB ADDRESS 34 Walnut St, Devens
JOB New Roof Installation

NEW GAF LIFETIME ROOFING SYSTEM

- Procure permit.
 - Prepare perimeter. Strip, remove and dispose of ALL existing shingles by way of dumpster.
 - Inspect and Renail all exposed sheathing using 2 3/8" coiled ring nails.
 - Install new 8" aluminum drip edge around entire perimeter edge (Color TBD).
 - Install GAF WeatherWatch Ice and Water shield up from eaves, along rakes and around all penetrations.
 - Install GAF Pro-Start starter strips on the eaves and rakes.
 - Install new GAF Timberline HDZ Architectural shingles on entire roof (Color TBD _____).
 - Ensure sheathing is open on ridge & install new GAF Snow Country ridge vent.
 - Install new GAF Ridge Caps on ridge.
 - Install new pipe boot(s) on vent pipe(s).
 - Relead Chimney.
- Property will be protected at all times. All nails and debris will be cleaned up thoroughly each day.
Price includes all labor, materials, dumpster. 10 year labor warranty. GAF System Plus Warranty on Full Roof Installations.
Dion R&R is not responsible for cleanup of roofing debris inside of attic.

Please make checks payable to Dion Roofing & Remodeling, Mail to: PoBox 175, Westminster MA 01473

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum c **\$15,180**
with payments to be made as follows:

\$15,180 New Roof Installation
\$7,590 50% due on signing
\$7,590 50% due on completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted *Joseph P. Mooney*

Note - this proposal may be withdrawn by us if not accepted within 10 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____



We really appreciate your feedback!





PROPOSAL/CONTRACT

Customer Name: Ken Ashe
Address: 34 Walnut St
City/State/Zip: Devens Ma, 01434
Phone: 978 790 2848
Email Address: kengashe@gmail.com

Install Owens Corning Total Protection Asphalt Shingle Roofing System

-Obtain all local permits and maintain jobsite daily.

-Tear off existing roof down to bare workable surface.

Re-nail existing loose sheathing, as and where needed, and prep surface for installation.

All pipe flashing around existing pipes to be changed with new pipe flanges.

Install Owens Corning **RhinoRoof Granulated** ice and water along the first 6 feet of entire lower perimeter of roof, around all penetrations, and in any and all valleys.

Install Owens Corning _____ synthetic felt paper along rest of roof.

Install new **White** drip edge along entire perimeter.

Install Owens Corning starter strip on all eaves and rakes.

Install Owens Corning **Duration** roofing shingles to cover the entire roof. Color: _____

Install new Owens Corning Vent. 4' Sections **64ft / 16pc** Roll _____

Install Owens Corning, matching cap shingle along entire ridge.

Clean the jobsite of all debris.

Additional Notes:

(This proposal is for all roofs on Main Home)
-Beautiful Home: be aware of Landscape and Driveway, Protect all Flowers/Shrubs in front/sides of home
-Be vigilant with yard clean up nails and debris: Ken & his Dog actively use all yards on property
-Full & Complete Ice and Water for Entire Roof 3 Pitch
-New Pipe Boot for all Roof Penetrations, flashed to manufacturer spec
-Inspect Chimney Base when Tar and Gravel is removed
-New White F8 Drip Edge for Eaves and Rakes

Owens Corning Total Protection Warranty Selection:
●System Protection-50 year Manufacturing Defect Coverage
*Please see Owens Corning Limited Warranty sheet for additional details on coverage.

Flat Roofing, if applicable:
N/A
Insulation:
Non Tapered
Warranty: _____



The labor, material, and equipment required for this job will be furnished by RED DOG'S ROOFING, LLC. for a total of:

Fifteen Thousand Two Hundred Dollars (\$ 15,200 & 00 /100 dollars)

Payment to be made as follows:

:Due at signing \$1,000

:Due at Start of construction \$7,100

:Balance due with all change orders upon completion \$7,100

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Unless otherwise specified, Contractor's work carries a 10 year limited workmanship warranty.

LIMITED WARRANTY - Red Dog's Roofing LLC warrants that the roof weatherproofing, underlayment and flashing system will be free from leaks and defects for the time periods(s) specified within this contract. The roofing material is warranted by the manufacturer; this warranty is passed through to the customer. This Limited Warranty does not cover defects, which occur because of acts, or circumstances, which are beyond our control. Damages caused by winds in excess of normal for the area, by blown or falling objects, or any other acts of nature are not covered in this Limited Warranty. If any payment is not received in accordance to the payment schedule below, for any reason, the limited warranty is VOID. Any penetrations, alterations, or repairs to the roofing system or any of the system's functioning components must be completed by Red Dog's Roofing LLC during the duration of the warranty or approved by Red Dog's Roofing LLC in writing that another company may perform such duties. If penetrations, alterations, or repairs are made to the roofing system or any of the roofing system's components by anyone other than Red Dog's Roofing LLC or an approved provider the limited warranty is VOID. Warranty only includes work completed by Red Dog's Roofing LLC.

Cost Plus Schedule:

- Ledger Board \$95.00 per board
- 1/2" Plywood \$150.00 a sheet
- 5/8" Plywood \$160.00 a sheet
- OSB \$95.00 a sheet

*Prices above included material and labor to remove and install new lumber. Any partial foot or partial sheet is charged as a full unit. Upon opening roof, any additional repairs required will be advised by field supervisor. Any materials not listed will be priced per Red Dog's Roofing. If a layer of 1/2 CDX plywood needs to be installed over existing sheathing an additional \$8,500 is due upon completion of the project. If the 1/2 CDX plywood is not installed, the homeowner knows and understands deck repairs may still be required. Homeowner also knows and understands the pro and cons of not installing the 1/2 CDX and knows that nail pops and manufacturer warranty may be void.

This proposal will be subject to withdrawal if not accepted within 15 days. Pricing is subject to change due to material increases anytime prior to signed acceptance of this proposal.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.


ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Respectfully submitted,

RED DOG'S ROOFING, LLC

Signature:

Date:

By: 

Tyler LaCross (978) 660-6370



"Protect your home with Generations of Experience....."



H&R Roofing
763 Waverly St.
Framingham, MA, 01702
508-348-4348
roofingmass@hr-roofing.com
Phone: 508-348-4348
Fax: 508-270-9158

Company Representative
Dan Cummings
Phone: (508) 887-3055
dancummings@hr-roofing.com

Ken Ashe
34 Walnut Street
Devens, MA 01434
(978) 790-2848

Job: Ken Ashe

Roofing Section

Building permit is pulled on your behalf by H&R.

Dumpster drop off and pick up.

Protect the building and grounds with tarpaulins Complete tear-off of roofing restoration down to the wood decking, inspect decking wood for rot or deterioration, re-nail and secure any loose decking. Clean roof deck to provide smooth nailing surface.

Disposal of up to 2 layers of asphalt composite shingles. A 3rd layer, if exists, will incur in added charges of \$25 per square/per layer for added labor, trucking, and HAZMAT

Roofline's entire perimeter protected with 8" of aluminum drip edge Install F-8 Aluminum drip edge at perimeter and at eaves of the house. Drip edge is a metal flashing or other overhanging component applied at the roof edge that is intended to control the direction of dripping water and help protect the underlying building components.

Six linear feet (6' 0") of rubberized GAF WeatherWatch Ice and water applied (with 6" overlap) at all protrusions, and entire eave area as per Building Code requirements in our region (which is 2" inside the warm wall) Ice water shield is self-adhering waterproofing underlayment is used in roofing to help prevent damage caused by ice dams and wind driven rain.

Install GAF Pro-Start Strip Shingles. Pro-Start includes a high-quality, properly positioned adhesive that will tightly lock your shingles in place to help prevent blow-off.

Install GAF FeltBuster synthetic premium roof deck underlayment, to help protect your home against wind driven rain and trapped moisture.

Install new boots or flange and seal all vent pipe penetrations that exit through the roof as needed.

Broan 636 Exhaust Vent - Roof Cap - 4" - Black

GAF Timberline HDZ Lifetime architectural shingles (150 mph wind rated) installed in a hurricane nailing pattern is executed upon installation.

Shingles will be installed in a hurricane nailing pattern which is executed upon installation (6 nails per 1 meter 39.37 inches length of shingles). Also, it is required that nails are driven directly perpendicular to the shingles. When nails are driven at an angle the sharp edges of the nails heads can tear through the shingles.

Furnish and install Ridge Vent at the peak of the roof. Ridge Vent is a type of vent installed at the peak of slope roof which allows warm and humid air to escape a building's attic. Ridge vents are most common on shingled residential roofs. Hot air in the attic forms pressure and won't allow outside air in.

Install GAF Seal-A-Ridge A high-quality, cost effective ridge cap that helps protect against leaks at the hips and ridges. Seal-A-Ridge Ridge cap shingles are a key part of the GAF Lifetime Roofing System and have earned the Good Housekeeping Seal.

Furnish and install new lead counter flashing on chimney. A leaky chimney can cause all sorts of problems which require costly repair. The lead flashing is installed for the purpose of ensuring that the connection between the chimney and roof is watertight. It's important to be installed properly

Geocel 2300 Construction TriPolymer Sealant - Clear

DAP Concrete Mortar Waterproof Filler and Sealant (10.1 oz) - Gray

Magnetically sweep the job-site, clean the gutters, haul away all job-related debris, and provide a final walk-around with the homeowner. H&R will gladly schedule a final inspection with your City or Town (if required) to close-out your building permit.

Register GAFs Golden Pledge Warranty(if applicable) in customers name

\$14,725.00

TOTAL

\$14,725.00

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date



Customer Information

Ken Ashe
 34 Walnut St
 Devens MA 01432
 Mobile: 9787902848
 Email: kengashe@gmail.com

Date: 08/04/2022
 Rep: Jermene Stephinger

Brian M. LeBlanc Roofing Inc.
Brian M. LeBlanc
 27 Cherry St.
 Leominster, MA 01453
 800-761-4296

GAF Timberline HDZ Architectural Shingles, StormGuard Premium Ice & Water Shield and choice of FeltBuster High Traction Synthetic Underlayment OR Deck-Armor Premium Synthetic Underlayment

WORK TO BE PERFORMED AND MATERIALS TO BE USED

Contractor agrees to furnish the materials and perform the project as described below for the client:

1) INCLUDES the GAF 25-Year Golden Pledge Workmanship Warranty, (Available exclusively from GAF Master Elite Certified Roofing Contractors) and the 50-Year GAF Manufacturer Warranty on the Product.

2) GAF StormGuard Ice & Water Shield will be applied as follows:

- a) 6 feet up from the roof eaves.
- b) Along roof valleys.
- c) Around skylights and/or solar tubes. (if applicable)
- d) Around the chimney.
- e) Around vent pipes.
- f) Application of StormGuard Ice & Water will extend under existing step flashing.

(Additional charges may apply)

- g) Other miscellaneous roof penetrations, where applicable.

3) Remainder of roof will be covered with client's specified choice of synthetic underlayment.

4) New 8 inch drip edge will be installed around the entire roof line.

5) GAF Pro-Start starter strips on the entire roof line FOR MAX. WIND COVERAGE.

6) Install GAF Timberline HDZ shingles using 6 nails per shingle for MAX. WIND COVERAGE. (Hurricane Nailing)

7) New pipe boots for all penetrations.

8) Install GAF SnowCountry ridge vent on all ventilation ridges.

9) Cap off hips and ridges with GAF Seal-A-Ridge cap shingles to match.

10) All debris removed daily and work site will be cleaned using high-powered magnets.

11) If necessary, plywood replacement will be \$100 per sheet installed.

12) Pictures of any existing damage will be taken before repairs are made.

13) Project Photos will be shared via CompanyCam.

14) Properly ice and water, and install new aluminum step flashing (if applicable), and brand new lead around the chimney. Separate quote line item.

15) Homeowner to cover any personal belongings in the attic to protect from debris.

HomeOwner Initials _____

MARKETING & PROMOTIONS

Before & After Photo Advertising | Yard Signs | Referrals Marketing Program

-\$2,550.00

INVESTMENT

Total Investment	\$16,450.00
Total Marketing & Promotions	-\$2,550.00
<u>Sub Total</u>	\$13,900.00
Estimated Monthly Payment	\$0.00
IF PAYING BY CASH, CHECK, OR MONEY ORDER	
Cash Deposit	\$4,628.70
Due Upon Completion	\$9,271.30

PAYMENT SCHEDULE

Homeowner agrees to make payments according to the following SCHEDULE (Cash, Check, Visa, MasterCard, American Express and Discover are accepted. Import Note: Credit Card payments are subject to a 2.9% surcharge):

- 1/3 upon signing the contract.
- 2/3 upon completion satisfactory to all parties of all work described herein.

WORK SCHEDULE

The following schedule will be adhered to unless circumstances beyond the contractor's control arise:

Work Scheduled to Begin:	4-5 Weeks
Duration Of Installation:	1-2 Days

***IMPORTANT NOTE:**

The dates above are ballpark time frames. An exact date will be given upon the return of this contract and all necessary permits are acquired.

HOME IMPROVEMENT CONTRACTOR' REGISTRATION

Brian M. LeBlanc Roofing Inc.
 27 Cherry St.
 Leominster, MA 01453
 %contractorPhone%
 MA CSL: CS10428
 MA HIC: 185748

Proposals from local Roofing Contractors for the installation of a Rubber Membrane roof at 34 Walnut St, Devens, MA.

- Dion Roofing, Fitchburg, MA Estimate = \$29,000 ✓
- Red Dog Roofing, Fitchburg, MA. Estimate = \$34,500 ✓
- J & H Roofing, Framingham, MA. Estimate = \$29,500 ✓
- BrianLeblanc Roofing, Leominster, MA. Estimate = \$28,000 ✓

As you can see, the cost associated with installing a rubber membrane roof is in some circumstances twice the cost of installing an asphalt shingle roof. That works out to roughly a \$14,000 difference which, in my case, unbearably presents a financial hardship to myself.

AUG 16 2023



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

August 11, 2023

Kenneth Ashe
34 Walnut Street
Devens, MA 01434

RE: Roof Replacement, 34 Walnut Street, Devens, MA; MHC# RC.62284

Thank you for submitting information for the project referenced above. The staff of the Massachusetts Historical Commission (MHC) have reviewed the information submitted and have the following comments.

The proposed project includes the replacement of the existing tar and gravel roof with Owens Corning asphalt shingles.

Review of the MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth* indicates that the property at 34 Walnut Street is within the Fort Devens Historic District (HRV.N), which is listed in the State Register of Historic Places.

The low pitch roof is a character defining feature of this style of architecture. Additionally, Fort Devens was planned and constructed with certain building types that contribute to its uniformity as a planned development.

The MHC understands that the proposed project is being reviewed by the Devens Enterprise Commission. Please forward comments from the Devens Enterprise Commission to MHC.

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00). Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Sherva".

Elizabeth Sherva
Deputy State Historic Preservation Officer
Director of Architectural Review
Massachusetts Historical Commission

xc: Neal Angus, Devens Enterprise Commission



August 24, 2023

Neil Angus
Director/Land Use Administrator
Devens Enterprise Commission
33 Andrews Parkway
Devens, MA 04134

Re: Devens Development/Devens Enterprise Commission
Historic Review #4 – 34 Walnut Street
PAL #3421.03

Dear Mr. Angus:

The Public Archaeology Laboratory, Inc. (PAL) has received and reviewed information provided by the Devens Enterprise Commission (Commission) regarding owner-proposed work at 34 Walnut Street. We reviewed the following supporting documents provided by the Commission consisting of the following:

- Letter from Kenneth Ashe to Massachusetts Historical Commission (MHC) dated July 2, 2023, including contractor roofing proposals, photographs, pages from the Devens Developer Informational Guide and Rules and Regulations annotated by Mr. Ashe, and three letters from abutters
- Letter from MHC to Kenneth Ashe dated October 13, 2022
- Information provided by the Commission

Project Understanding

The owner of 34 Walnut Street, Mr. Ashe, a 20-year resident, submitted a proposal to replace the roof cladding on his house to the Commission and MHC in Fall 2022. The MHC response letter of October 13, 2022, states that the proposal to replace existing tar and gravel with Owens Corning asphalt shingles would have an adverse effect on the historic district. Furthermore, asphalt shingles are not advisable on a low-pitch roof slope due to potential for water and ice infiltration. Instead, MHC prefers a rubber, EPDM, or PVC membrane be used, which would have no adverse effect on the historic district.

Mr. Ashe's follow up letter to MHC of July 2, 2023, states that he was unable to find a tar and gravel contractor and that six contractors confirmed that the roof pitch meets minimum Code requirements, thus enabling installation of light gray asphalt shingles, which would match those on the two-story Georgian- and Tudor Revival-style house, in line with the visual compatibility goal in the Protection District Design Standards and Guidelines. Mr. Ashe also notes that the quoted cost of membrane is about twice that of shingles, which is a factor in the larger context of needed home maintenance. The abutters' letters support the use of asphalt shingles.

Authority, Jurisdiction, Regulations, and Guidelines

34 Walnut Street is a one-story brick house within the Devens Historic District, listed in the National Register of Historic Places and the State Register of Historic Places in 1993, and established as a Local Historic District in 1994, as shown on a map dated September 10, 2002. The Commission reviews and issues Certificates of Appropriateness, Certificates of Non-applicability, or Certificates of Hardship for building alterations or new construction to all structures within the historic district. This review is required and outlined in the Programmatic Agreement among the United States Army and the Commonwealth of Massachusetts. The review process is outlined in 974 CMR 7.00 Devens Enterprise Commission Historic District regulations. 34 Walnut Street is within the Elm & Walnut Streets Architectural Protection District and subject to Certificate of Appropriateness review within the Fort Devens Local Historic District. They are listed with the National Register of Historic Places as non-contributing buildings within the Fort Devens Historic District and are located within, but not included for review in the Elm & Walnut Streets Architectural Protection District Design Guidelines (2012:section 6, page 34) (Developer Informational Guide, Devens Housing Redevelopment, Devens Historic District Residential Design Standards and Guidelines, Revised 6-22-2012. R.E. Dineen Architects & Planners, Inc.).

Comments and Recommendations

The MHC letter states that replacement of the existing roof tar and gravel cladding with asphalt shingles would have an "adverse effect" (950 CMR 71.05(a) and 950 CMR.71.07(2)(b)(3) on the Fort Devens Historic District. The adverse effect would occur in two areas of concern.

34 Walnut Street in the Devens Historic District is among a group of 10 uniform single-family houses constructed in 1957–1958 that form an architecturally cohesive grouping, and hold a visual place in the Devens Historic District streetscapes. All are one-story, Ranch-style, brick buildings with low-slope gable roofs having a pitch of approximately 2:12. A roof is a prominent building feature in terms of its visual presence and in identifying its style. A noticeable change to any of these buildings would have an effect on the individual building, the uniformity of the grouping, and on the district.

One of the character-defining features of these mid-20th-century Ranch-style buildings is a low-pitch gable roof originally clad in tar and gravel, typical of the period. The National Park Service *Preservation Briefs 4, Roofing for Historic Buildings*

(<https://www.nps.gov/orgs/1739/upload/preservation-brief-04-roofing.pdf>)

acknowledges that while in some cases there may be valid reasons for replacement of roof cladding with a material other than the original, that “the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building” and that “if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.” The light gray asphalt shingles proposed lack the continuous surface texture of a rolled roofing and are lighter in color.

The MHC letter states that asphalt shingles are not designed to be installed on low pitch roofs as they may collect water beneath the shingles and are susceptible to wind-driven rain, leaks and ice dams. The Devens Development Building Official concurs with this information. The introduction of an exterior cladding that has the potential to allow moisture infiltration is not a recommended treatment for historic buildings.

The MHC letter states that replacing the existing roofing material with the synthetic rubber membrane EPDM (ethylene propylene diene monomer) is the preferable option and would have no adverse effect. EPDM provides protection from moisture infiltration, has a continuous surface texture and color, and is widely considered an acceptable replacement for tar and gravel.

Four of the 10 buildings in the Ranch-style group have tar and gravel roofs. The other six buildings have replacement EPDM membrane roofs that were reviewed and approved by DEC, which sets a precedent for review.

For these reasons, the review concludes and recommends that the Commission require that roofing replacement at 34 Walnut Street be EPDM, as preferred by MHC, to result in no adverse effect to the Fort Devens Historic District.

If the Commission or Nitsch Engineering have any questions, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Virginia H. Adams".

Virginia H. Adams
Senior Architectural Historian

Cc: Jennifer Johnson, Nitsch Engineering, via email