



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

OFFICE USE  
Case Number: HDC – 23-19

### 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  
Property Owner's Name: Plymouth Congregational Church of Belmont  
Address: Same as above  
Email: Office@plymouthchurch.net Phone: 617-484-5257

Agent Name: Chet Messer  
Address: 23 Partridge Lane, Belmont, MA 02478  
Email: chet0506@msn.com Phone: 774-238-0071

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: John Henry Roofing

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

On August 30, 2023, John Henry Roofing (JHR) inspected the elevator roof over the elevator shaft and a second small lower roof where the elevator shaft attaches to the building at the sanctuary level. JHR reported the membrane roof surfaces needed to be replaced and some repairs (Photo A) to the interior of the corner supports of the railing on the elevator shaft were needed. Due to their height and their flat surface, the two roofs are not visible from the street. The back seam of the two brown aluminum downspouts had split open and needed replacement (Photo B) (Also see JHR September 1, 2023 proposal).

#### 3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: \_\_\_\_\_  
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  
Chairman of Trustees, James Rice

Date: 10/29/23

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 of Building Committee, Chet Messer

Date: 10/29/2023

\* 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

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Attachments to HDC application dated Oct. 29, 2023 by Plymouth Church

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- John Henry Roofing, Inc, proposal to Plymouth Church September 1, 2023
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- Photo B - Two (2) brown colored aluminum downspouts
- Photo C - One of four water proofed corner structures for elevator railing
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- Photo E - completed elevator railing and current railing below steeple

October 29, 2023

## Application Narrative

The attached aerial view of Plymouth Church at 582 Pleasant St. indicates the types and locations of the roofs and other information to provide orientation and assist in the understanding of this filing. It was originally prepared for an insurance review.

The elevator at the rear of the church and its shaft was constructed around 2000 to meet ADA requirements. Due to the height and flat surfaces the two replaced roofs on the elevator are not visible by the public.

During the spring and continuing into the summer of 2023 with the very heavy rains, a water leak was observed in the wood work in elevator lobby at the sanctuary level where the elevator meets the sanctuary building. Also two brown colored aluminum downspouts, one next to the elevator shaft, and the other by the playground were leaking. Both of the downspouts are in the back of the building, which fronts on Pleasant St. John Henry Roofing was contacted to make an inspection as noted in the description of the work on the face of the application and repeated here.

### **Brief Description of Completed Work**

On August 30, 2023, John Henry Roofing (JHR) inspected the elevator roof over the elevator shaft and a second hidden small lower roof where the elevator shaft attaches to the building at the sanctuary level. JHR reported the membrane roof surfaces needed to be replaced and some repairs (Photo A) to the interior of the corner supports of the railing on the elevator shaft were needed. Due to their height and their flat surface, the two roofs are not visible from the street. The back seam of the two brown aluminum downspouts had split open, could not be repaired and needed replacement (Photo B) (Also see JHR September 1, 2023 proposal). They would be replaced with the same material.

The JHR roof replacement work commenced on Monday, October 9 with the expectation of being completed by the end of the week avoiding fall rain storms and winter weather. The day after the start, the foreman informed me that the four corners of the railing would be rebuilt (rather than repaired) for stability due to internal rotting wood.

It was at the time of notification that the railings were being rebuilt (these are visible to the public) that I called Gabe Distler to let him know the work was underway, to discuss the nature of the work and seeking his advice. He requested this filing.

The new corners were constructed and water proofed (Photo C). The exterior was modeled after the removed corners. The railings and balusters were painted (Photo D) and reinstalled. The finished railing resembles, as intended, the corners and railings on the base of the steeple (Photos E). The railing on the roof of the elevator is visible by the public and has been repaired consistent with the Guidelines of the BHDC.

We respectfully suggest a Commission decision on this emergency construction should be:

- The replacement of the elevator roof and hidden second roof which are not visible to the public qualify for a non-applicability exemption.
- The railing on the roof of the elevator could not be repaired as originally diagnosed. It has been rebuilt consistent with BHC guidelines and compares favorably to the railing under the steeple and is appropriate and approved.
- The replacement of the two unrepairable downspouts with the same material is appropriate and approved.

Respectfully

Chet Messer

Building Committee



0 13 26 ft

Pleasant St

582

Alexander Ave

A = Membrane

B = Sarnafil

C = Slate

D = Metal

○ = location of Downspouts

4 = location of elevator

Playground Area

A

1

C

D

A

2

○

○

C

D

C

C

○

C

A

4

B

3





Plymouth Congregational Church  
582 Pleasant Street  
Belmont, MA 02478  
Attn: Chet Messer

September 1, 2023

John Henry Roofing Inc, is pleased to provide you with the following proposal on the above referenced project:

A) Elevator Flat Roof

- 1) Over the existing roof, mechanically fasten one layer of ¼" densdeck cover board with screws and plates.
- 2) Furnish and install pressure treated wood blocking around the roof perimeter,
- 3) Over the insulation, install a 60 MIL Fully Adhered Rubber Roof.
- 4) Fabricate and install .040 kynar finish aluminum edge cleat around the roof perimeter
- 5) Remove roofing debris from the job site.

B) Connector Flat roof between the elevator shaft and the building ( Same spec as above but we will slope this roof with tapered insulation.

C) Replace rotted wood at roof railing with AZEK ,

D) Replacement of three existing downspouts, each are 32' long, new 3" X 4" downspouts will be .032 bronze aluminum.

Contract Amount: \$35,500 (Thirty Five Thousand Five Hundred Dollars)

[Signed by Chet Messer with  
Acceptance: approval of Trustees at 9/10/23 Date: September 16, 2023  
meeting]

Payment Schedule: ½ Deposit, ½ at completion

Thank you for the opportunity to serve your roofing needs!

Sincerely,

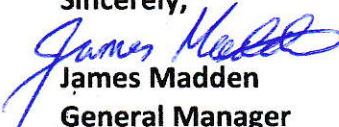
  
James Madden  
General Manager



Photo A





## Photo B

Downspout at Elevator Shaft



Downspout at Playground



Both downspouts connect to leader pipes  
carrying water to drywalls



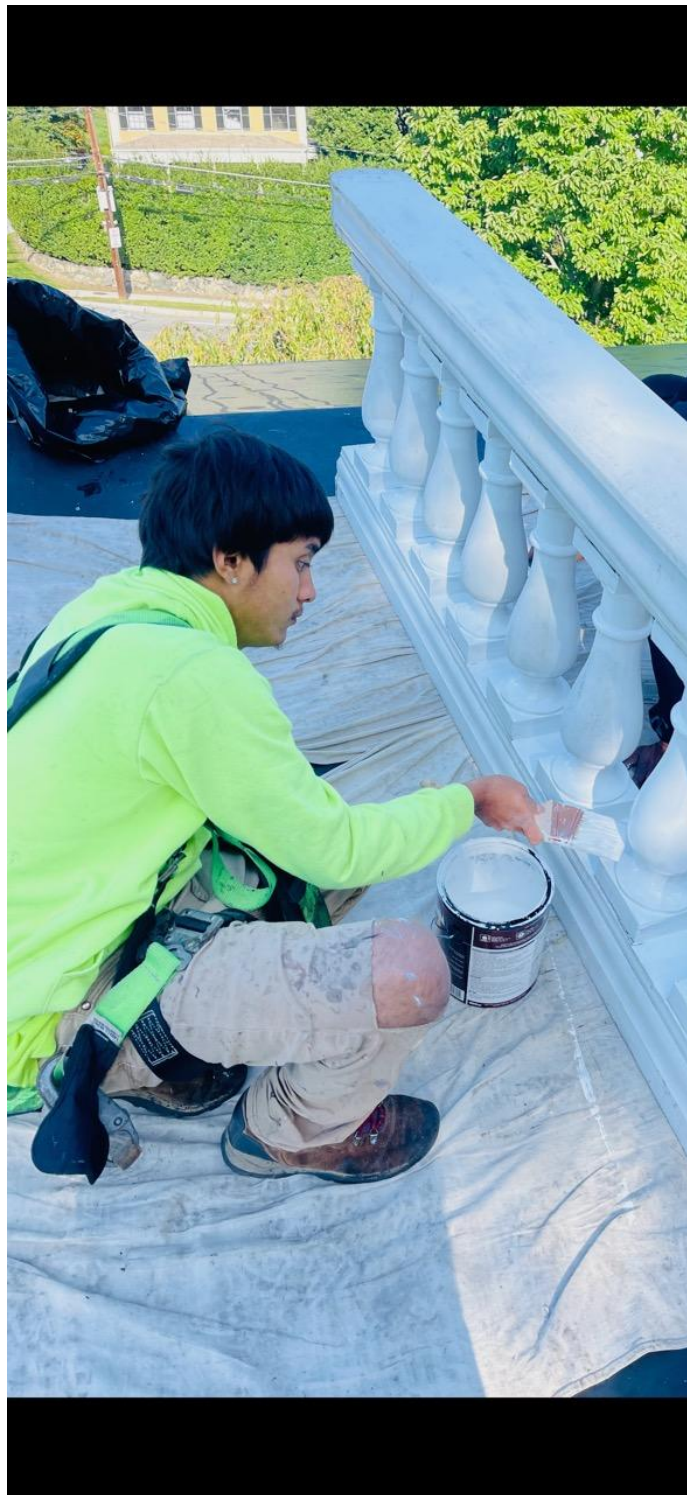
Photo C



One of four water proofed corner structures



Photo D





## Photo E

Completed Elevator Railing and Steeple Railing

