



Duane D Houghton LLC
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September 28, 2020

Town of Wellesley

Cottage Street Historic District Commission

Greetings,

The owners of 57 Cottage St. Valerie Gates & Barry Freidman have decided to rescind from the proposed full addition presented to the commission at our September 6th meeting for reasons beyond our control.

Instead we would like to propose some minor exterior improvements that are as follows:

1. Replace roofing throughout
2. Replace garage door
3. Repair garage windows
4. Repairs to existing mudroom
5. Relocate HVAC unit to west side of main house

Roofing

Roofing is to be replaced with that of a similar color and material.

- Protect building and ground, install tarp from roof to ground to prevent damage to house, plants and lawn
- Strip entire roof down to the bare wood and remove from premises
- Completely de-nail existing roof and re-nail any loose boards Any rotted boards will be replaced
- Replace lead flashing around the chimney
- Replace pipe flange and bath vent
- Install 6' of ice shield on the main roof, completely cover the front dormer and back lower roof with ice shield.
- Synthetic underlayment over the remainder and on garage
- Install 8" aluminum drip edge at the bottom of the roof
- Starter strip will be installed under the first layer of shingles
- Install GAF Timberline HD Series (Biscayne Blue) architectural shingles over the entire roof
- Install Certainteed ridge vent at the peak
- Clean area and remove all job related debris; clean daily and sweep with magnet
- All work will performed in compliance with all state and local building codes and obtain all necessary permits

Garage Door

The existing garage door is noted to be not historic in nature and beyond repair.

- Remove existing garage door and all components and discard off site.
- Repair any trim as needed.
- Replace with Coldplay Reserve all wood garage door with opener.

Garage Windows

The double hung wood windows on both the north and south side of the garage are in disrepair and in need of restoration.

- Sash will be removed and trim repaired in-kind
- Paint color to match existing (bright white)
- Sash will be fully restored and returned to their original locations.

Repairs to Mudroom

Repairs to the mudroom are as follows:

- Remove existing vinyl lattice skirting
- Install exterior skirting consisting of vertical 1x6 PVC boards spaced 3/8" apart

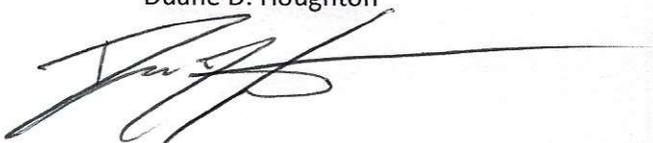
HVAC Relocation

HVAC condenser unit is currently located at the south (rear) of the main block

Condenser is to be replaced and relocated to the west side of structure near basement entrance and obscured from street view with plantings.

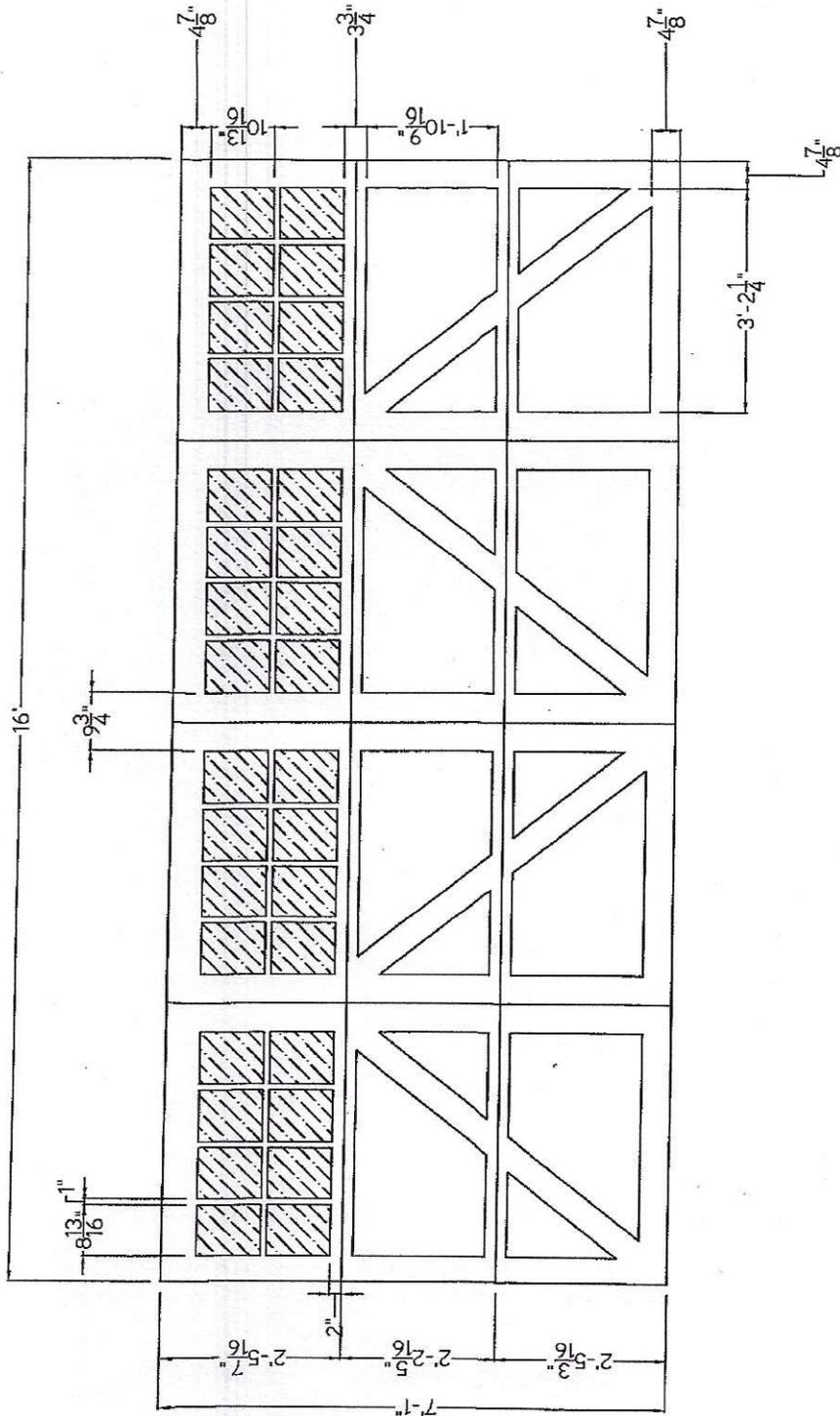
Sincerely,

Duane D. Houghton





Date:	6/12/2020	Door Qty:	One	Inside Backer:	Exterior Grade Plywood
Quote No:	Q8543	Wood Type:	Hemlock	Edge Style:	Quarter Round
Dealer:	DSI Framingham	Inlay/Panel:	MDO	Glass Type:	Clear True Divided DSB
Customer:	Gates	Inlay Type:	Flat	Gl. Grid Type:	4OV4 Square
Door Series:	Allegheny River	No. Panels:	Four	Arch Radius:	-
Door Model:	Chester	No. Sections:	Three	Exterior Finish:	Sirca Factory Finish
Door Type:	Sectional	Insulation:	None	Door Thickness:	1-5/8"



Dimensions are Nominal. This door is a wood product. It must be painted or stained with the same number of coats of the same material on all 6 edges prior to installation otherwise warranty is void. Doors are factory sanded and must be sanded again prior to finishing.

Please sign and date for approval:

WWW.EVERITEDOOR.COM

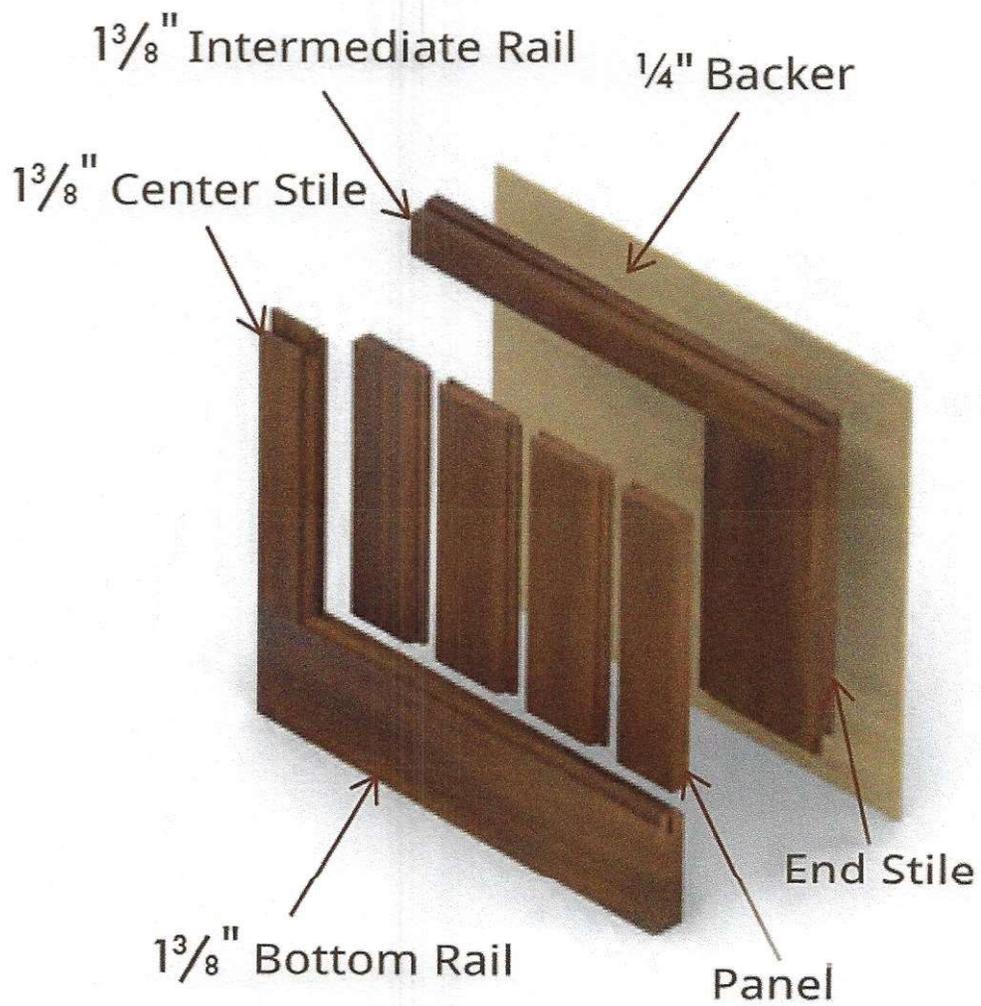
- 1 5/8" thick material of choice
- 1 3/8" thick stiles/rails; 1/4 inch thick exterior grade plywood backer

Allegheny River

Semi-Custom Series

- Uninsulated; R-value: 1.5
- Warranty: 1 year

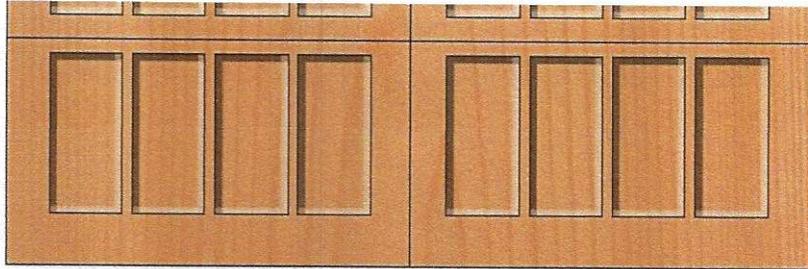
Construction Details



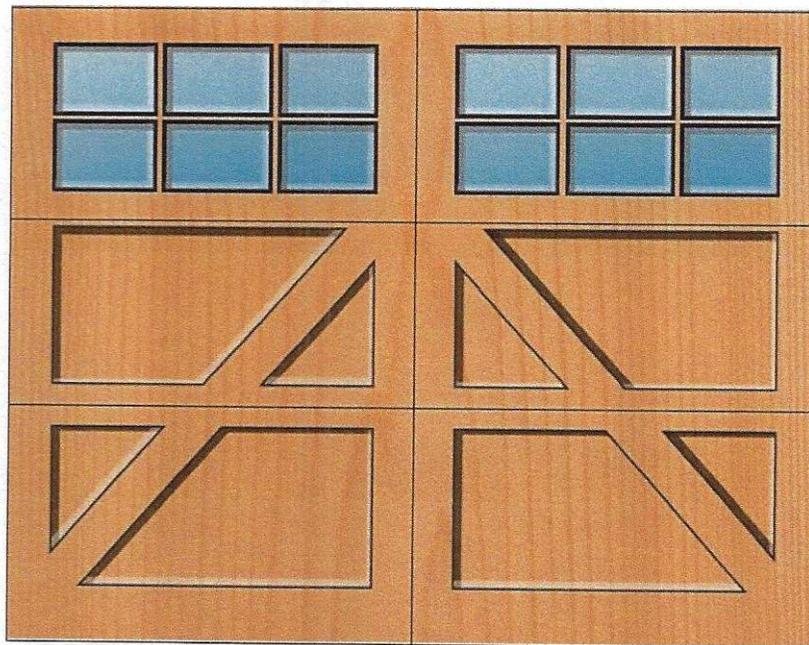


Allegheny River

Semi-Custom Series



Susquehanna



Chester



TIMBERLINE HD

LIFETIME HIGH DEFINITION SHINGLES

Color Shown:
Pewter Gray

TIMBERLINE® LIFETIME SHINGLES



U.S. only

*StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Most Popular

High Definition® Shingle Colors

(See chart at left for availability)



Regional

High Definition® Shingle Colors

(See chart at left for availability)



* StainGuard Plus™ Time-Release Technology is available only on Timberline Ultra HD® Shingles sold in packages bearing the StainGuard Plus™ logo. Products with StainGuard Plus™ Time-Release Technology are covered by a 25-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

** StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

1, 2, 3 See footnotes on previous page

