

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
AMENDED AGENDA
July 10, 2024 (In-Person)
8:00 AM**

___ Rowe ___ Coyne ___ Von Essen ___ Higgins ___ Ronderos
___ Parsons ___ Rafter ___ Sztubinski ___ Vacancy
___ Turenne (WT BOS Liaison) ___ Nelson (PT Council Liaison) ___ Guttenplan (WT Staff Liaison)

1. **CALL TO ORDER**
2. **ANNOUNCEMENTS & CORRESPONDENCE**
3. **APPROVAL OF MINUTES**
 - June 14, 2023
 - February 14, 2024
 - May 8, 2024
 - June 12, 2024
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - 101 Black Walnut Lane (WT) – Siding Replacement
 - 117 Black Walnut Lane (WT) – Roof and Gutter Replacement
 - Discussion of Administrative Reviews of Certain Minor Applications
6. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)**
7. **HARB MEMBER COMMENTS**
8. **ADJOURNMENT**

****Public comment will be accepted at the conclusion of each
agenda item prior to taking action****

NEXT MEETING
August 14, 2024, 8:00 AM

PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – June 14, 2023
8:00 AM

The following HARB members were present: Karen Coyne, Robert Sztubinski, Whitemarsh Township Building and Codes Director, John Von Essen, Tom Higgins, and Estelle Ronderos. Also in attendance was: Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning.

CALL TO ORDER - With neither Chair or Vice Chair present, Mr. Guttenplan called the meeting to order at 8:02 AM.

ANNOUNCEMENTS & CORRESPONDENCE None

APPROVAL OF MINUTES

November 9, 2022

May 10, 2023

No vote on either set of minutes was taken since there was no quorum of members who attended those meetings present to approve them.

OLD BUSINESS None

NEW BUSINESS

107 Germantown Pike (WT) – Window Replacements.

Tom Dunleavy, property owner, was present. He explained that the windows are being replaced on the house with no change in opening sizes. The existing aluminum windows are being replaced with wood windows clad in aluminum on the outside; there will be outside muntins on the windows (some existing ones are missing at this point). Members present had no issues with the proposal.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved by a vote of 5-0. Mr. Guttenplan explained that the Board of Supervisors meet next on July 13; that is when the Certificate of Appropriateness will be considered.

47 Hunter Road (WT) – Fence Replacement.

Jim Drucker, property owner, was present. He explained that the fence is a replacement for a fence installed 36 years ago when the house was built. The fence proposed is the same style, same height and in the same location. Members present had no issues with the proposal.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was approved by a vote of 5-0. Mr. Guttenplan confirmed that the applicant understood when the Board of Supervisors meeting was; permit can be issued within a few days after.

HARB Training – Discussion of logistics and timing.

There was a brief discussion of training that can be provided by the state Historic and Museum Commission in response to requests made at prior meetings. The general consensus of the members present is that it should be done at normal meeting time with a limit of 9:30 AM. Should there be an application for discussion, it would be discussed first; the public meeting would then be closed and the training would be for HARB members only.

Further discussion was deferred until a future meeting when additional members are present.

6. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)** None
7. **HARB MEMBER COMMENTS** None
8. **ADJOURNMENT** - The meeting was adjourned at 8:19 AM.

NEXT MEETING
July 12, 2023, 8:00 AM

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD**

**Minutes
February 14, 2024
8:00 AM**

The following HARB members were present: Karen Coyne, John Von Essen, Kenneth Parsons, Jerry Rafter, Robert Sztubinski, Whitemarsh Director of Building and Codes. Also in attendance for Whitemarsh: Charlie Guttenplan, Director of Planning and Zoning and Samantha Zrillo, Township Planner. In attendance for Plymouth: Aaron Nelson, Plymouth Council liaison.

1. CALL TO ORDER

The meeting was called to order by Chair Rafter.

2. ELECTION OF CHAIR

The members of the Board reaffirmed Mr. Rafter as Chair for 2024.

3. ELECTION OF VICE CHAIR

The members of the Board reaffirmed Mr. Parsons as Vice-Chair for 2024.

4. ANNOUNCEMENTS & CORRESPONDENCE

None.

3. APPROVAL OF MINUTES

- June 14, 2023
- August 9, 2023
- October 11, 2023

The Chair announced that there are not enough members present that attended those meetings to approve the June 14, 2023 or August 9, 2023 meeting minutes. The June 14, 2023 and the August 9, 2023 meeting minutes were therefore tabled.

Ms. Coyne made a motion to approve the October 11, 2023 meeting minutes. Mr. Parsons seconded. Motion carried unanimously.

4. OLD BUSINESS

None.

5. NEW BUSINESS

- **4044 Butler Pike (WT) – Replacement Roof**

In attendance: Gregory Karch, Applicant's Contractor (Volpe Enterprises)

Mr. Guttenplan gave an overview of the project, noting that the existing asphalt roof will be replaced with a new asphalt roof.

There was a discussion about where the property is located. Mr. Guttenplan stated it is near Abolition Hall on Butler Pike.

Mr. Karch said it is a typical replacement with dimensional black shingles.

Ms. Coyne made a motion to approve the proposal. Mr. Parsons seconded. Motion passed unanimously.

- **55 E. Germantown Pike (WT) – Replacement Windows**

Mr. Guttenplan gave an overview of the project. The windows that have mutttons are having both interior and exterior mutttons and the windows on the front and west side can be seen from Germantown Pike and all five replacements are therefore being reviewed (2 on front on original portion of house; 3 on west side (1 on original portion of house, 2 on addition to the rear).

Mr. Rafter asked if the six over six replacements in the front are being replaced with nine over nine. There was a discussion about what the windows are being replaced with. Mr. Sztubinski said the specification sheet notes it is six over six.

Public in Attendance: Sydelle Zove

Ms. Zove said that the PA Share System has 22 buildings and this is number 14 on the list. Ms. Zove read an excerpt from the Plymouth Meeting House and Garden Tour (1954), obtained from the Friends of William Jeans Memorial Library, describing the house and gardens at this property. Ms. Zove also mentioned that the library once operated out of the Ambler house.

Ms. Zove questioned what they are replacing. The Board responded that the Applicant is replacing like with like.

Mr. Sztubinski motioned to approve the proposal as per the written contract. Mr. Parsons seconded. Motion passed unanimously.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)

Public in Attendance: Sydelle Zove

Ms. Zove announced that the Board should seriously consider becoming a Designated Certified Local Government. It gives us access to grants, updating inventory, and receiving historical documents. Ms. Zove then presented the 1974 Plan and said the time is right to undertake an analysis of the District and lay out a new vision, carefully considering redistricting boundaries.

Ms. Megan McNish, PHMC, suggested that HARB consider adding a Municipalities Planning Code overlay, so if a building is not within the HARB District, it would still be captured. Ms. Zove said that is an interesting tool.

Ms. Zove said there is a historic structure on the river (David's Bridal property) that is proposed to be demolished and she would like it to be subject to historical review.

7. HARB MEMBER COMMENTS

Mr. Parsons asked if the Township is involved with the Corson Building. Mr. Guttenplan said yes.

8. ADJOURNMENT

The meeting adjourned at 8:42 AM. Following adjournment, the HARB members and Township staff and liaisons remained for a training session with Megan McNish, Community Preservation Coordinator for the Eastern Region, PHMC to discuss the Role of HARB and Project Review.

NEXT MEETING
March 13, 2024, 8:00 AM

PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES OF UNOFFICIAL MEETING – MAY 8, 2024
8:00 AM

The following HARB members were present: Joel Rowe, Plymouth Township Zoning Officer, Karen Coyne, Estelle Ronderos, and Kenneth Parsons. Also in attendance was: Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning and Samantha Zrillo, Planner for Whitemarsh Township.

1. **CALL TO ORDER** – Vice Chair Parsons called the meeting to order at approximately 8:05. Lack of a quorum was noted.

2. **ANNOUNCEMENTS & CORRESPONDENCE**

- E-mail with history of 27 E. Germantown Pike property

Mr. Guttenplan said that he was in receipt of an email regarding the history of 27 E. Germantown Pike and wanted to share it with the Board. There is no action required. This is for informational purposes only.

3. **APPROVAL OF MINUTES**

- June 14, 2023
- August 9, 2023
- February 14, 2024

There was not a quorum of members who attended the above meetings present at the May 8, 2024 meeting, and therefore, no vote was taken and the three sets of minutes were tabled.

4. **OLD BUSINESS**

- 15 E. Germantown Pike (WT) – Relocated Handicap Ramp

In attendance: Kelly Fox (Applicant's General Contractor), John McDonald (Applicant's Architect), and Rosie Soto (Ashford Wealth Advisors, for the Applicant)

Mr. Guttenplan gave a background of the project. The ramp for the building was not discussed when the project went in front of the Historical Architectural Review Board when a building permit was submitted because it was proposed to go on the back of the building. The Board does not consider features that are not seen from the road, and therefore, did not comment on the ramp. It is being discussed at the current meeting because it was built on the front of the building due to complexities of the site. Due to the fact that it was already built, without permission, the Board cannot make a recommendation, but can decide to acknowledge it and comment on it.

Mr. McDonald explained why the ramp was built on the front of the building. The reason is because of the site's grade and the civil engineer used the rear sill height, making it one foot off. Therefore, the ramp couldn't be built as initially proposed. It would have been

extended to 36 feet with a switchback. If the ramp was placed on the side of the building, it still would have needed a switchback. The front of the building only necessitated 20 feet and provided the most direct access from the handicap spot.

Mr. Fox said the Building Inspector said that there was no issue as long as the ramp was ADA compliant.

Mr. McDonald said the inspiration for the railing design was based on a resort dating back to the 1890's. It was believed that the conversation with the Building Inspector was sufficient approval to proceed with the ramp.

Mr. Parsons inquired if the railing and handrail was a welded assembly. Mr. McDonald said yes.

Also in response, Mr. McDonald said that the spacing of the pickets had to be closer together because of the current code.

The Board then discussed the hairpin fence with the Applicant's representatives. The Board inquired if there were any remaining sections to be put in. Mr. Fox said yes. Mr. Guttenplan asked if there was any fencing on the right side of the driveway. Mr. Fox said no. Mr. Guttenplan asked if the final finish was on. Mr. Fox replied that it was.

The conversation reverted back to the ramp. Mr. Parsons said the railing style is inappropriate for the time period. Mr. McDonald said that the railing was the smallest size that met ADA compliance. Mr. Parsons said that he has no issue with the landing and approach but from a historic point of view, the railing is the wrong design.

The floor was opened to the public.

Ms. Sydelle Zove said she is grateful for the investment of the historic property, however the addition of the ramp and railing style is not historically correct. This should be a lesson learned. It is a very prominent feature on the front of the building that does not match the historic time period. The rest of the building was built with great detail and care.

Ms. Ronderos asked if the railing would blend more if it was the same color as the house. Mr. Guttenplan said that the proposed landscaping will make it blend more in the future. Mr. Parsons said that landscaping baskets on the railing in areas where it will not interfere with ADA compliance can also soften the look.

A motion was made by Ms. Coyne to recommend the Board of Supervisors approve an Amended Certificate of Appropriateness acknowledging the addition of the handicap (ADA) ramp on the front of the building (Germantown Pike side), noting that the railing design is not necessarily the most appropriate design for this building but impractical to change, and also recommending consideration of additional landscaping to soften the appearance of the ramp. The motion was seconded by Ms. Ronderos. Motion carried unanimously.

5. NEW BUSINESS

- 101 Black Walnut Lane (WT) – Roof Replacement

Mr. Guttenplan gave an overview of the project. The shingle roof is going to be replaced with the same material in the same color (Mission Brown).

There were no concerns voiced by the Board and the floor was opened to the public.

Ms. Sydelle Zove asked if the gutters are being replaced. Mr. Guttenplan said that it is not specified on the application, but the house is 24 years old and does not require half round gutters.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was made by Ms. Coyne. The motion was seconded by Ms. Ronderos. Motion carried unanimously.

- 3127 Spring Mill Road (WT) – Porch Roof Replacement

Randall Aiken, property owner, was in attendance. Mr. Aiken brought a sample showing the material and color of the roof. Mr. Guttenplan said the roof was being replaced with the same material (metal roof) in the same color (Colonial Red)—like with like.

There were no concerns raised by the Board and no public comment.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was made by Ms. Ronderos. The motion was seconded by Ms. Coyne. Motion carried unanimously.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)

Ms. Sydelle Zove followed up on the email that was discussed in the announcements and produced a plot plan from 1838. Ms. Zove explained the history of the building and the plot plan.

Ms. Zove then inquired about the work happening at former site of the Plymouth Meeting Historical Society. Mr. Rowe said that it is largely interior and sewer related. Ms. Zove added that they painted the exterior. Mr. Rowe said he will reach out and invite them to a HARB meeting.

7. HARB MEMBER COMMENTS

Mr. Parsons asked about Abolition Hall and mentioned that Steering Committee being formed by the Board of Supervisors is a great opportunity for HARB. Mr. Parsons said that there should be a HARB representative on the committee; Mr. Guttenplan concurred that that would be appropriate and he would pass that on. The committee has not been formed yet.

Mr. Parsons inquired about the historic schoolhouse on Spring Mill Road (kept on the front yard of one of the new homes in the 'Maple Hill' development). Mr. Guttenplan said there has not been any action to his knowledge in the past four years.

8. **ADJOURNMENT** Ms. Coyne motioned to adjourn the meeting. Ms. Ronderos seconded the motion. Meeting adjourned at 9:16 AM.

NEXT MEETING
June 12, 2024, 8:00 AM

DRAFT

**PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD**

Minutes

June 12, 2024 (In-Person)

8:00 AM

The following HARB members were present: Karen Coyne, John Von Essen, Tom Higgins, Estelle Ronderos, and Kenneth Parsons. Also in attendance for Whitemarsh: Charlie Guttenplan, Director of Planning and Zoning and Samantha Zrillo, Township Planner. In attendance for Plymouth: Aaron Nelson, Plymouth Council liaison.

1. CALL TO ORDER

The meeting was called to order by Vice Chair Parsons at 8:03 AM.

2. ANNOUNCEMENTS & CORRESPONDENCE (none)

3. APPROVAL OF MINUTES

- June 14, 2023
- August 9, 2023
- February 14, 2024
- May 8, 2024

On a motion by Mr. Higgins, seconded by Ms. Ronderos, the June 14, 2023, February 14, 2024, and the May 8, 2024 meeting minutes were tabled because there was not a quorum for those meetings present at the June 12, 2024 meeting.

Mr. Von Essen made a motion to accept the minutes of the August 9, 2023 unofficial meeting (meeting lacked a quorum). Ms. Coyne seconded. Motion passed unanimously.

4. OLD BUSINESS (none)

5. NEW BUSINESS

- 107 Black Walnut Lane (WT) – Roof Replacement
- 109 Black Walnut Lane (WT) – Roof and Gutter Replacement
- 113 Black Walnut Lane (WT) – Roof Replacement

In attendance: Steven Hartner, Paramount Roofing (Contractor for 107, 109, and 113 Black Walnut Lane) and Joe Forman (Owner of 107 Black Walnut Lane)

Mr. Guttenplan gave an overview of the home at 107. The home is located in the Historic District, but the house itself is not historic—it was built in the early 2000's. There are solar panels in the rear of the home that will be taken off and put back on.

Mr. Hartner said they will strip down the roof, replace any rot, and do a full GAF roofing system. Timberline HD2 Shingles in mission brown (color). Mr. Hartner then went through the layers of the roof.

Mr. Parsons asked how the gutter attachments are handled. Mr. Hartner said they are deck mounted, 5" K-style.

HARB members then went on to discuss 109 and 113 Black Walnut Lane because the work is being performed by the same company.

Mr. Hartner said the same system is being installed at 109 and 113 Black Walnut Lane. 109 Black Walnut Lane chose the golden harvest colored shingles and is also having gutters replaced.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness for 107, 109, and 113 Black Walnut Lane was made by Ms. Coyne. The motion was seconded by Ms. Ronderos. Motion carried unanimously.

- 121 Black Walnut Lane (WT) – Roof and Gutter Replacement
- 123 Black Walnut Lane (WT) – Roof and Gutter Replacement

There were no representatives present for these properties. Work is being performed by Carranza Roofing & Remodeling.

Mr. Guttenplan said that 121 and 123 Black Walnut Lane are in the same development, they are the same age home, and the same work is being done on both.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness for 121 and 123 Black Walnut Lane was made by Ms. Ronderos. The motion was seconded by Ms. Coyne. Motion carried unanimously.

- 37 E. Germantown Pike (WT) –Wall Sign (on chimney) and Panel on Directory Sign

In Attendance: Alyson Nerenberg (Tenant), Jim Pearce of Image360 (Tenant's Contractor)

Mr. Guttenplan gave an overview of the application. There are signs in three locations—one by the rear door, in which HARB does not have jurisdiction, one on the chimney, and a new panel on the directory sign. The sign on the chimney is being relocated from Dr. Nerenberg's current office in Chestnut Hill.

Mr. Parsons asked what size the sign was. Mr. Guttenplan said he believes it is approximately 3' x 2.5'. The sign is a conforming size.

Dr. Nerenberg said that she prefers to have the directory sign be purple because it is her company, or "brand," color.

A member of the Board asked if the directory sign is a darker purple than the chimney sign. Mr. Pearce said it is a darker purple because it will be more legible from the road.

It was noted that the purple for the directory panel was not on HARB's previously approved color pallets and that the current directory sign at 37 E. Germantown Pike has other colors on it as well. There was a brief discussion about whether the panel sign should be the alternative black color, but HARB found the purple acceptable.

A motion to recommend the Board of Supervisors approve a Certificate of Appropriateness was made by Mr. Higgins. The motion was seconded by Ms. Coyne. Motion carried unanimously.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY) (none)

7. HARB MEMBER COMMENTS

Mr. Parsons inquired about the status of the steering committee for Abolition Hall. Mr. Guttenplan said the Board of Supervisors is naming the steering committee on June 13, 2024.

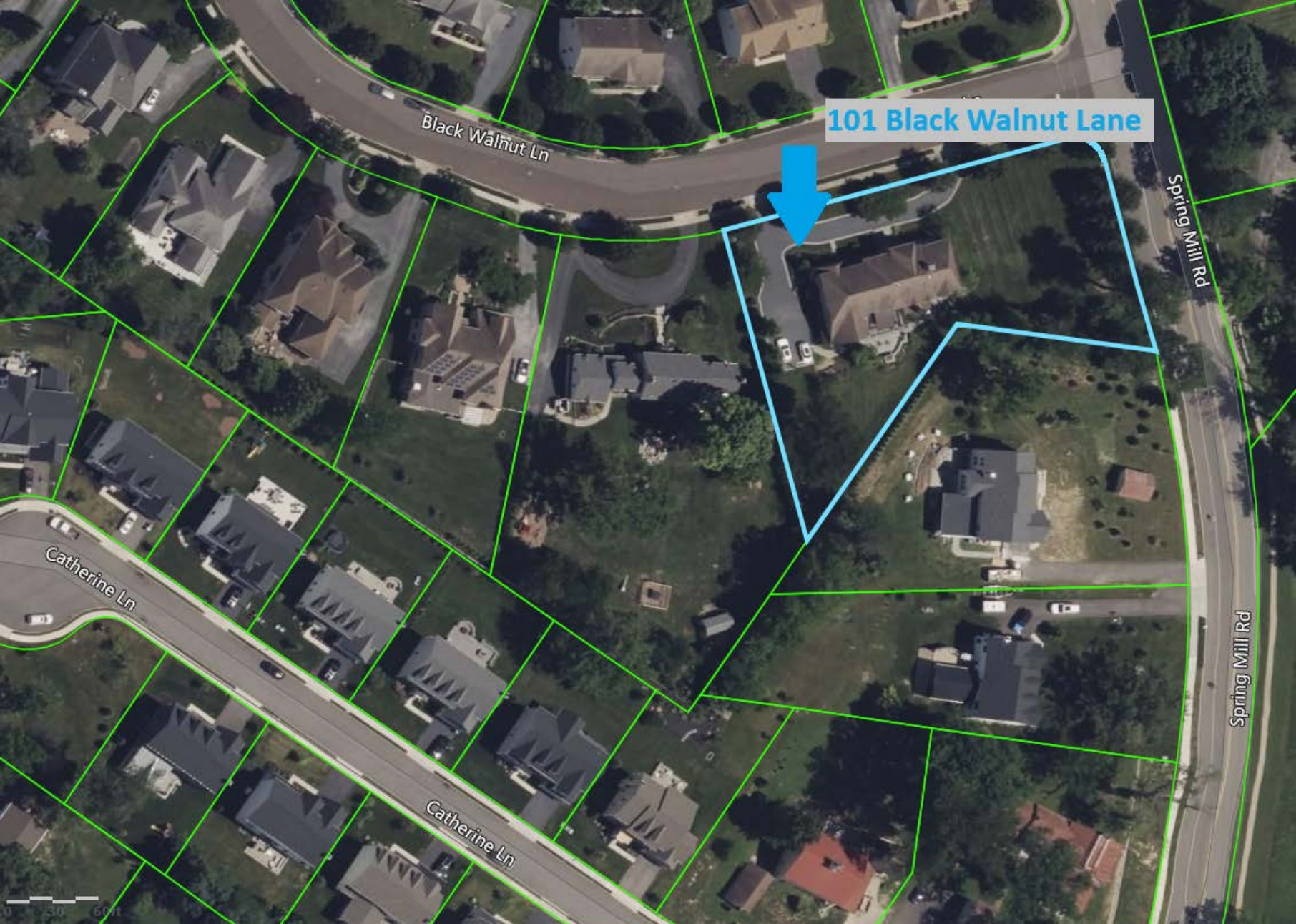
Mr. Parsons asked if there was an update on the work being done at the former site of the Plymouth Meeting Historical Society. Mr. Nelson said he has not heard anything from Mr. Rowe.

8. ADJOURNMENT

Ms. Coyne made a motion to adjourn the meeting. Ms. Ronderos seconded. Motion passed unanimously. Meeting adjourned at 8:31 AM.

NEXT MEETING
July 10, 2024, 8:00 AM

DRAFT



101 Black Walnut Lane

Black Walnut Ln

Spring Mill Rd

Spring Mill Rd

Catherine Ln

Catherine Ln

0 50 60 ft


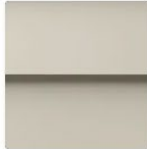


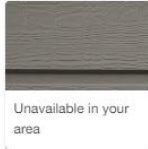
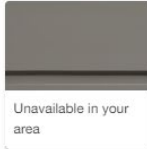


Hardie® Plank

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

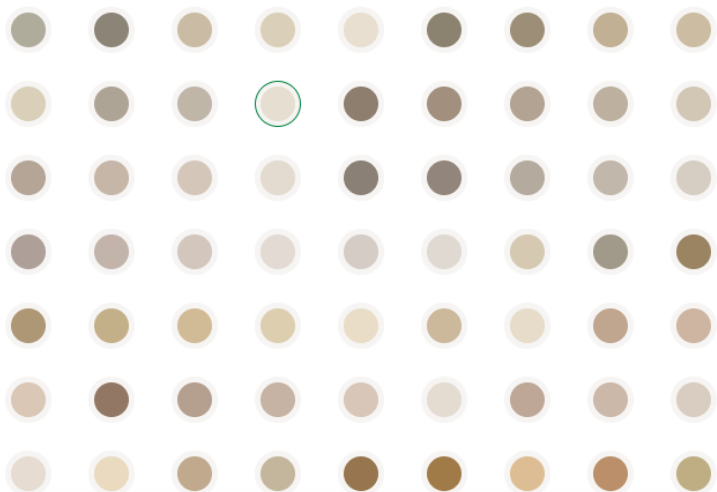
			
Select Cedarmill®	Smooth	Beaded Select Cedarmill®	Beaded Smooth
			
Unavailable in your area	Unavailable in your area		
Custom Colonial Roughsawn	Custom Colonial Smooth		

Select your color collection

Dream Collection®	Primed for Paint
--------------------------	------------------

Select color

- Green
- Brown
- Gray
- Purple
- Blue
- Neutral**
- White
- Black
- Yellow
- Red
- Orange



Oyster Shell Beige

HARIS 7/10/24

BZ-
E-
P-

B-2024-98
M-
FM-



**WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS**

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 6/5/24 Permit Type: Building (B) Electrical (E) Mechanical (M)
Is Owner Applicant? Yes No Zoning (Z) Plumbing (P) Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

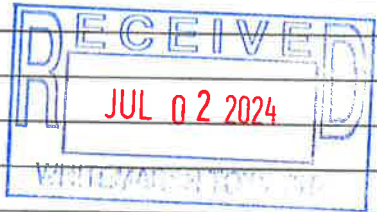
Address: 117 Black Walnut Lane Apt.: _____ Zip: 19462 Zoning District: _____
Subdivision: _____ Lot Number: _____ Parcel Number: _____ Year Built: _____
Parcel Type: Residential (R) Commercial (C) Industrial (I) Other (O)

PART 2. OWNER INFORMATION

First Name: Monique Last Name: Muldoon Phone: _____
Address: 117 Black Walnut Lane City: Plymouth meeting
State: PA Zip: 19462 Email Address: _____

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)				
Architect / Engineer				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing	<u>LaBrusciano, Anthony</u>	<u>102 W 7th Ave, Suite 1, Collegerville PA</u>	<u>PA</u>	<u>085667</u>
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

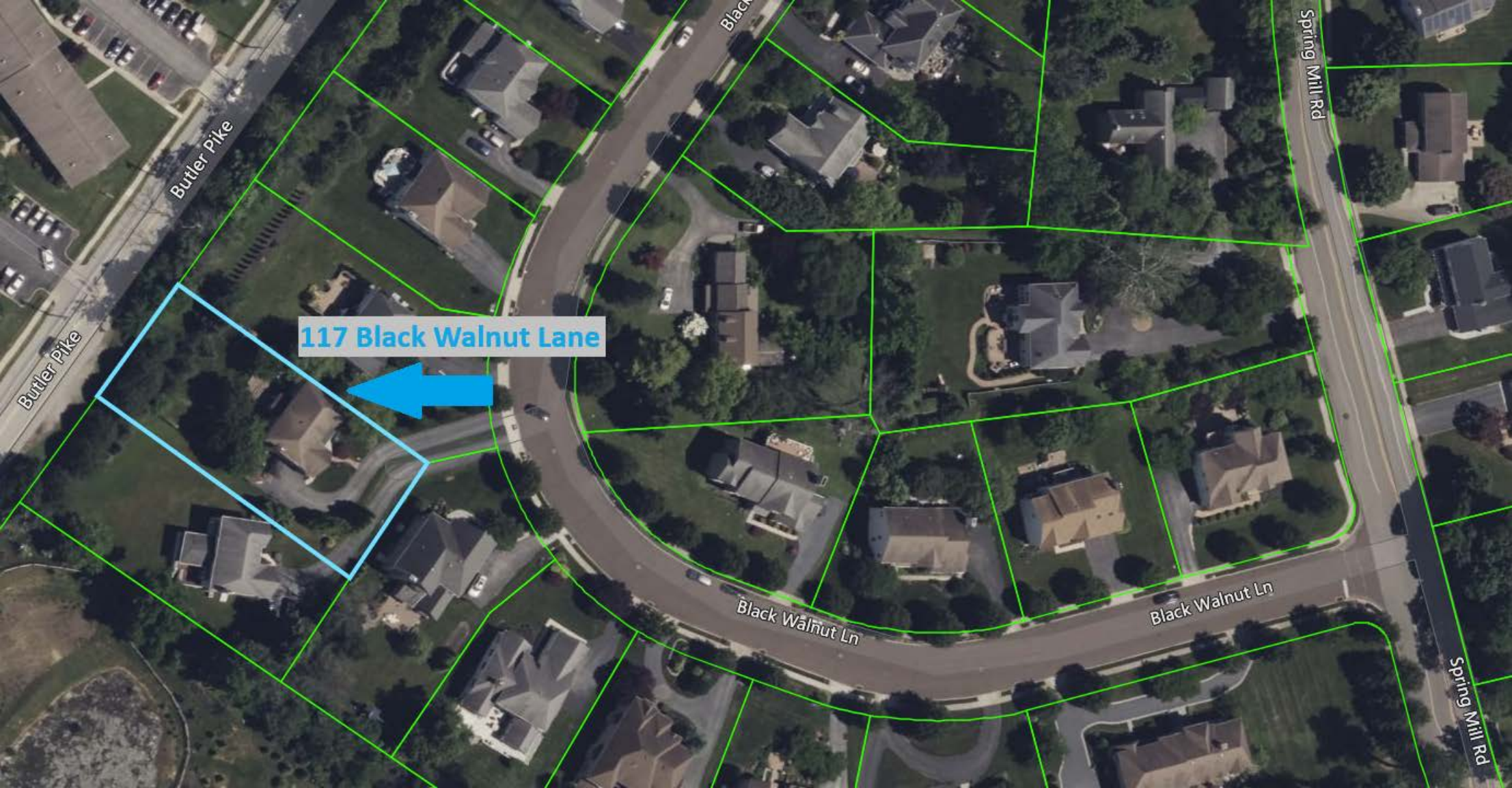


PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Anthony LaBrusciano 102 W. 7th Ave, Suite 1 Collegerville PA 610-265-7663.
SIGNATURE OF APPLICANT ADDRESS PHONE NO.

Anthony LaBrusciano - owner
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.



117 Black Walnut Lane



Butler Pike

Butler Pike

Black Walnut Ln

Spring Mill Rd

Black Walnut Ln

Black Walnut Ln

Spring Mill Rd



The shingle is called CertainTeed Landmark Regular Charcoal Black.

We are also using black for the capping color and cream for the gutter replacement.



LaBrusciano Roofing & Exteriors LLC
 102 W. 7th Ave. Suite 1
 Collegeville Pa, 19426
 Phone: 610-265-7663

ROOF REPLACEMENT

06/18/2024

Company Representative
 Anthony LaBrusciano
 Phone: (610) 265-7663
 Anthony@PaRoofPros.com

Monique Muldoon
 117 Black Walnut Lane
 Plymouth Meeting, PA 19462
 (610) 608-1663

Job: 2981: Monique Muldoon

Roofing Section

INTRODUCTION:

Thank you for giving LaBrusciano Exteriors the opportunity to bid your project. We take great pride in first class workmanship and supreme customer service. Your property will be cared for like it was our own. We encourage you to check out our 100's of online reviews. We have been servicing the Tri-State area with exterior renovations since 2009 and we look forward to the opportunity to work with you.

SCOPE OF WORK:

- Obtain all necessary permits
- Cover all ground areas with nylon tarps, and drape nylon traps from the roof to the ground to protect the siding of the house
- Remove existing roofing material down to deck (1 layer of asphalt shingles)
- Remove the existing attic fan completely and install new wood decking to cover the hole from the attic fan
- If bad or rotten wood is discovered, it will be replaced at a price of [REDACTED] per sheet of plywood used
- Install CertainTeed WinterGuard ice and water shield on the first 3 feet of all eaves, valleys, chimneys, around all roof penetrations, and under any step flashings (wall flashings) on the roof
- Install CertainTeed Roof Runner Synthetic Underlayment on all wood decking not covered with ice and water shield
- Install CertainTeed Starter Shingles along all eaves and rake edges
- Install aluminum C-4.5 drip edge on all eaves and rakes of roof
- Install CertainTeed Landmark Dimensional Shingles per specifications using 1 1/4" roofing nails, 6 nails per shingle
- Install closed cut shingle valleys in all valley areas keeping all nails at least 12 inches away from the center of the valley
- Install Shingle Vent II Ridge Vent over all ridges as necessary using 2.5 inch hand nails
- Install CertainTeed Shadow Ridge Hip and Ridge Shingles over all hips on roof and all new ridge vent
- Install new pipe collars with neoprene seals around all vent pipes penetrating through the roof
- Install new aluminum step flashings and SAVANNAH WICKER aluminum counter flashings around the chimney, new counter flashings will be installed by cutting a reglet into the chimney and installing the new flashing into the reglet and applying Geocel Tripolymer sealant as necessary
- Remove all trash and debris from the exterior grounds of the property caused by construction from LaBrusciano Roofing LLC, a magnetic rake will be used over all grass areas, walkways, driveways, and garden areas to collect loose nails

WARRANTY INFORMATION:

PIPE COLLARS ARE NOT INCLUDED IN THE WARRANTY

4 STAR SURESTART PLUS LIFETIME WARRANTY

50 years. Covers: material, labor, tear off, and disposal for 50 years after installation, and is fully transferable once for 12 years

- 10 yr workmanship warranty

- YOUR WARRANTY WILL BE REGISTERED INTO CERTAINTEED'S SYSTEM BY LABRUSCIANO ROOFING AND EXTERIORS LLC AND YOU WILL RECEIEVE YOUR WARRANTY FROM CERTAINTEED DIRECTLY THROUGH POSTAL MAIL APPROXIMATELY 6-8 WEEKS AFTER COMPLETION

LABRUSCIANO ROOFING AND EXTERIORS LLC WORKMANSHIP WARRANTY:

LaBrusciano Roofing and Exteriors LLC workmanship warranty covers any issues that may occur due to faulty craftsmanship or human error for 10 years, such as: missing or incorrect flashing, low nails in shingles, incorrect nail pattern, incorrect shingle installation, incorrect flashing installation, and incorrect underlayment installation. Natural disastrous are not covered under the workmanship warranty, these are things such as: tornados, hurricanes, hailstorms ETC...

- LaBrusciano Roofing LLC is fully licensed and insured to perform roofing construction, and will provide a certificate of insurance upon request
- LaBrusciano Roofing LLC HIC #: PA085667
- Bureau of Consumer Protection and Office and the Attorney General number to call to check if your contractor is a licensed contractor in the state of Pa: 888-520-6680

JOB NOTES:

1. THE ATTIC FAN WILL BE COMPLETELY REMOVED

- Approximate number of squares: 34
- Shingle Color: CertainTeed regular Landmark Charcoal Black
- Capping Color: Smooth Black
- Gutter Color: Cream
- Approximate Start Date:
- Approximate Finish Date: TBD
- First Payment, due at signing of contract: [REDACTED]
- Second payment, due on day job begins: [REDACTED]
- Final Payment, due upon completion of job: [REDACTED]
- Total, Due: [REDACTED] (Price reflects Landmark shingle and CertainTeed 4 Star SureStart Warranty)

*** LaBrusciano Roofing and Exteriors has been Recognized by CertainTeed as the Mid-Atlantic Region Contractor of the YEAR for Eastern PA 2020 ***

*** LaBrusciano Roofing and Exteriors is a PREFERRED PLUS Velux installer***

- Black Gutters [REDACTED] (NOT INCLUDED, UPDATED ON 6/1/2024)
- Upgrade to Landmark PRO Shingle [REDACTED] (NOT INCLUDED, UPDATED ON 6/1/2024)
- Upgrade to LIFETIME PIPE COLLARS: FREE (NON lifetime pipe collars are expected to last approximately 15 years) (INCLUDED, UPDATED ON 6/1/2024)

- If payment is made by credit card there will be a 2.5% surcharge added to the transaction

- This quote includes the cost to replace up to 3 sheets of wood decking (4'x8'), if more than 3 sheets of wood decking need to be replaced there will be an additional charge
- If any framing lumber needs to be replaced or sistered, there will be an additional charge of [REDACTED] per linear foot
- If an additional layer of shingles is found under the top layer of shingles there will be an additional charge of [REDACTED] per square
- Attic fans will be removed from the roof if a ridge vent is being installed, unless instructed otherwise by the homeowner. If an attic fan is left in place on the roof along with a ridge vent system, the CertainTeed manufacture warranty will be voided
- Exterior air conditioning units will be protected from falling debris with plywood
- Decks and patios will be covered with plywood to protect those areas from falling debris
- It is recommended that you place a nylon or plastic tarp in the attic over the floor or your belongings before the new roof is installed. There will inevitably be debris that falls into the attic.
- If there are any satellite dishes on the roof that need to be removed for installation, we will remove the satellite dish for installation, but the homeowner will need to call the satellite dish company to re install the satellite dish for proper installation. LaBrusciano Roofing and Exteriors LLC will not be responsible for any labor or costs involved with re installing the satellite dish

*Landmark Shingle:

- 235 lbs per square
- 10 year algae resistance
- Lifetime warranty available with necessary ventilation

- The individual accepting this proposal is permitted to rescind this proposal without penalty within three (3) business days of the date of acceptance of this proposal
- Owner agrees to pay [REDACTED] per day on all balances unpaid 10 business days after due date
- Owner agrees to pay contractor all reasonable attorney's fees incurred in the collection of any unpaid balance
- In the event that the owner owns the property with his/her spouse, owner is acting as agent for spouse in signing the contract

- It is possible that during installation, nail pops or cracks may occur in drywall or plaster, and we do not consider this our responsibility
 - All work is to be done in a workmanlike manner and according to local codes and manufacture specifications
 - Any alterations or deviation from the above specifications involving extra costs of material or labor will become an extra charge over the sum mentioned in this contract.
-

\$16,500.00

Gutters Section

- We will remove and dispose of the existing gutters and downspouts
- Install new CREAM, aluminum, 6", K style seamless gutters using 6 inch hidden hangers
- Space all new hidden hangers 30 inches apart
- Install new CREAM, aluminum, 3x4, square, corrugated downspouts to all new gutters

- LaBrusciano Roofing and Exteriors LLC does sub out gutter work, we do not own the gutter trucks, we have a very good working relationship with our gutter sub crews and we stand by their work. LaBrusciano Roofing and Exteriors LLC will revisit the site after the gutters are installed to make sure all work is completed correctly, and the job site is cleaned.

*** IF YOU HAVE ANY TYPE OF SENSORS/CAMERAS OR ATTACHMENTS TO YOUR GUTTERS OR DOWNSPOUTS THAT WILL NEED TO BE REMOVED AND RE INSTALLED AFTER THE NEW GUTTERS OR DOWNSPOUTS ARE INSTALLED, IT IS THE HOMEOWNERS RESPONSIBILITY TO INFORM LABRUSCIANO ROOFING AND EXTERIORS OF THESE SENSORS/CAMERAS BEFORE THE GUTTER JOB STARTS. LABRUSCIANO ROOFING AND EXTERIORS WILL NOT BE RESPONSIBLE FOR RE INSTALLING OR ANY DAMAGE TO ANY SENSORS OR CAMERAS THAT WERE INSTALLED TO YOUR GUTTERS OR DOWNSPOUTS WHICH WAS NOT EXPAINED TO LABRUSCIANO ROOFING AND EXTERIORS BEFORE THE JOB WAS STARTED

Rake and Fascia Capping Section

SCOPE OF WORK:

- Remove all existing fascia and rake board capping
- Install new smooth black aluminum capping on all fascia and rake boards
- Capping Color: Smooth Black

- All repairs are guaranteed for one (1) year from the date of the repair

- If payment is made by credit card there will be a 2.5% surcharge added to the transaction

- The individual accepting this proposal is permitted to rescind this proposal without penalty within three (3) business days of the date of acceptance of this proposal

- Owner agrees to pay [REDACTED] per day on all balances unpaid 10 business days after due date

- Owner agrees to pay contractor all reasonable attorney's fees incurred in the collection of any unpaid balance

- In the event that the owner owns the property with his/her spouse, owner is acting as agent for spouse in signing the contract

- It is possible that during installation, nail pops or cracks may occur in drywall or plaster, and we do not consider this our responsibility

- All work is to be done in a workmanlike manner and according to local codes and manufacture specifications

- Any alterations or deviation from the above specifications involving extra costs of material or labor will become an extra charge over the sum mentioned in this contract.

- LaBrusciano Roofing LLC PA HIC #: PA085667

Sub Total

Discount: ALL APPLIED DISCOUNTS

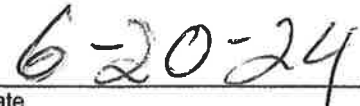
TOTAL



Starting at [redacted] with  **APPLY**



Company Authorized Signature



Date



Customer Signature



Date

Customer Signature

Date