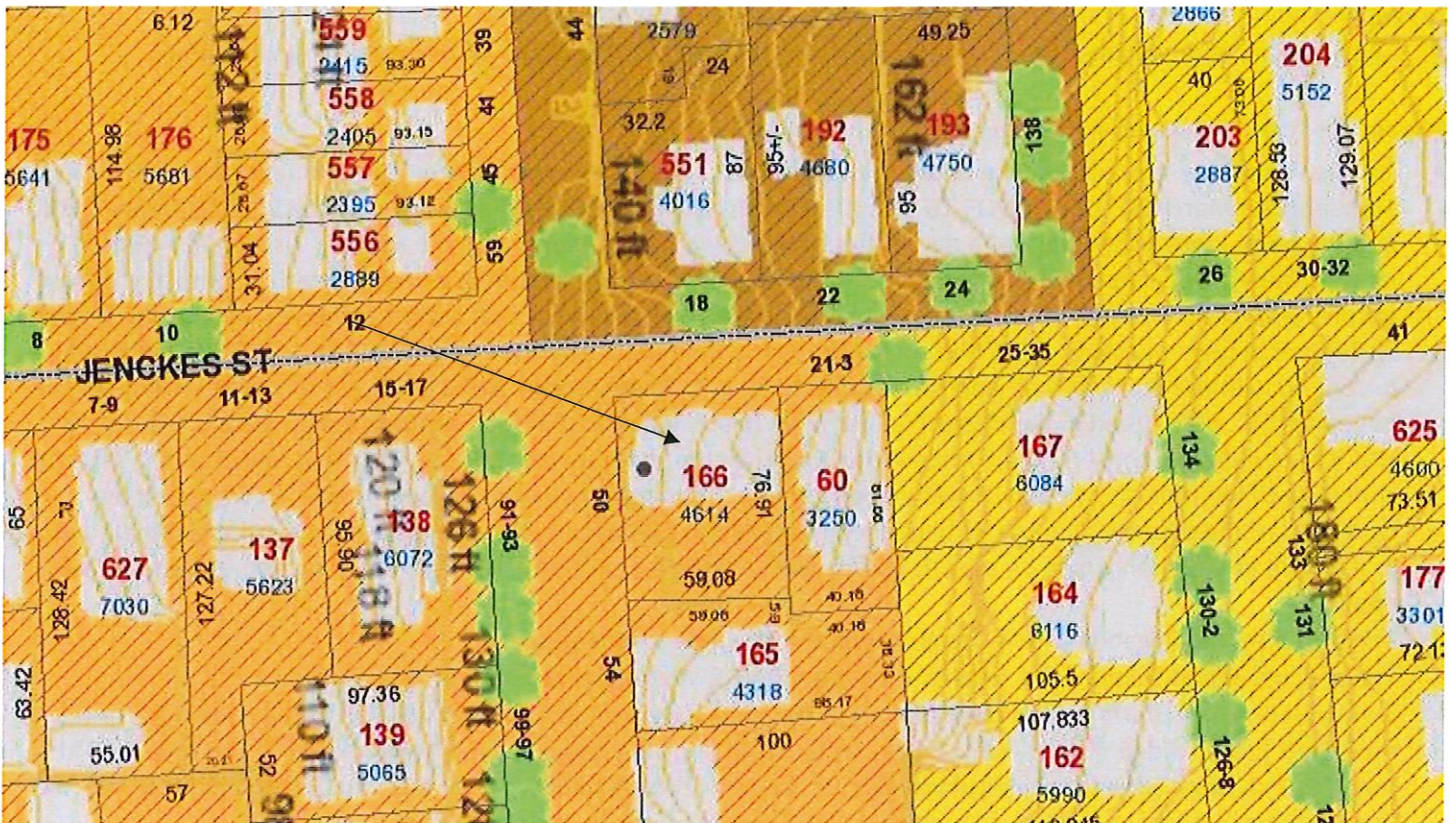
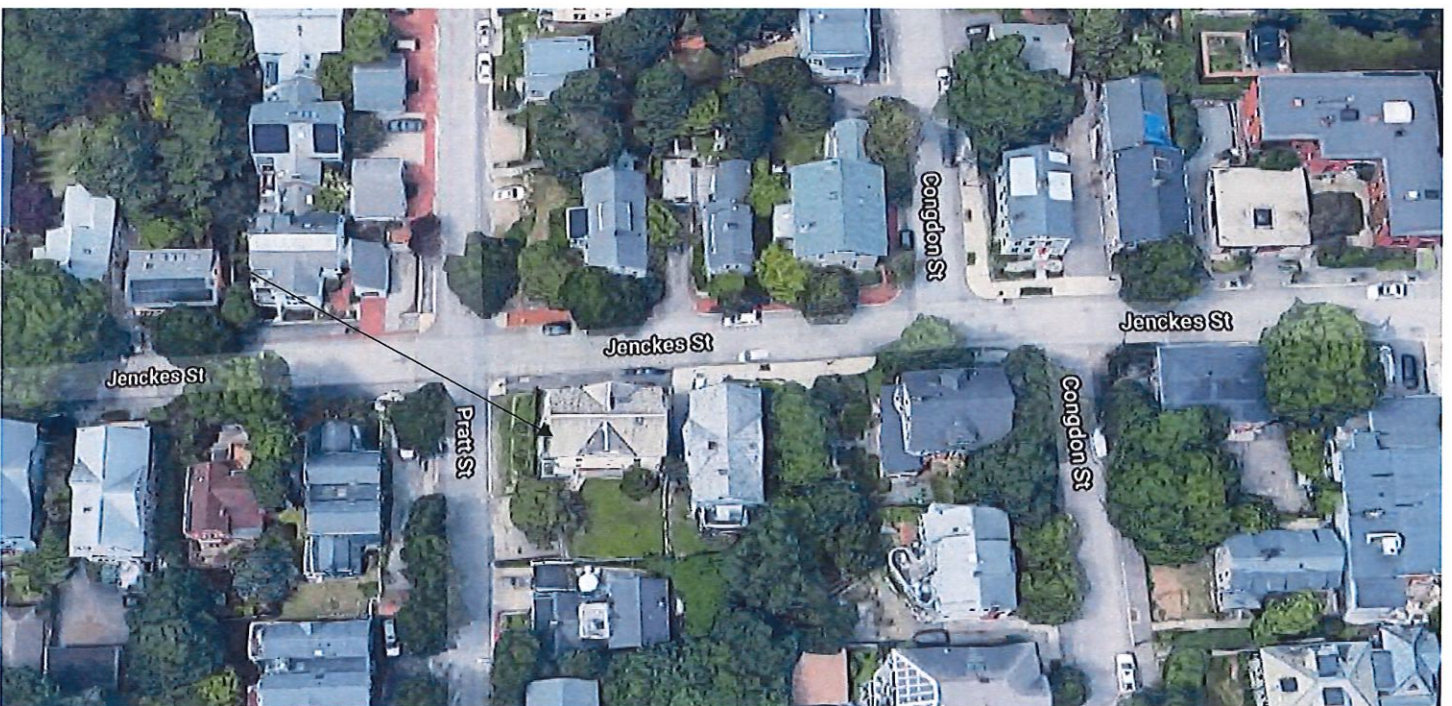


4. CASE 20.097, 48 PRATT STREET, House, ca1900 (COLLEGE HILL)
3½-stories; cross gable; siding; 3-decker with porches flanked by bay; pedimented gable; set high on site.
CONTRIBUTING



Arrow indicates 48 Pratt Street.



Arrow indicates project location, looking north.

Applicant: Darren Shepard, Pride Exterior Corp., 11 Robert Toner Blvd, Suite 5-302, North Attleboro, MA 02763

Owner: Thomas Lopardo, 7 Strawberry Lane, Johnston, RI 02919

Proposal: The scope of work proposed consists of Major Alterations and includes:

- The applicant is requesting the removal of the existing slate roof and installation of an architectural shingle roof.

Issues: The following issues are relevant to this application:

- The work has been completed. The applicants applied for a building permit with the Department of Inspection and Standards on March 30, 2020 (ROOF-20-162). The property was not flagged as historic by the Building Department and the permit was issued the same day without the knowledge or approval of the Historic District Commission or its staff. When work began on the roof on or about August 11th Staff received a voice mail with a complaint of work occurring at 48 Pratt St. Staff verified that work had begun and that a building permit had been issued. When staff visited the property on August 11th the roof had been stripped and plywood sheathing was being installed. Staff was in contact with the Building Dept and the contractor. The Building Dept on Aug 11th added "historic" review for the issued permit. Staff noted in the digital file that work had begun and that the permit had been issued without the HDC's knowledge or consent. From discussions with the contractor it was staff's opinion that based on the reported condition of the roof, this slate roof was a good candidate for approval for replacement. Staff was advised by counsel that the owner of the property needed to apply for a Certificate of Appropriateness for the completed work or a Notice of Violation would be issued. Staff spoke with the owner and contractor and it was agreed they would apply;
- The proposed modifications are in keeping with the character of the property;
- The proposed modifications are minimally-to-not visible from the public rights-of-way; and,
- An evaluation and contract have been provided. The applicants will provide testimony as to the conditions of the roof. Staff has provided photos from Google Street view, showing relevant views from July 2019 and one view from June 2011 showing relevant angles of visibility. In the June 2011 (Exhibits 2.d) and July 2019 (Exhibit 2.b & 2.e) images there appears to be heavy staining and flaking occurring with the slate on the roof.

Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) 48 Pratt Street is a structure of structure of historical and architectural significance that contributes to the significance of the College Hill local historic district having been recognized as a contributing structure to the College Hill National Historic Landmarks District;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposal as submitted is architecturally and historically compatible with the property and district as the proposed alterations will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 48 Pratt Street is a structure of structure of historical and architectural significance that contributes to the significance of the College Hill local historic district having been recognized as a contributing structure to the College Hill National Historic Landmarks District. The Commission grants Final Approval of the proposal as submitted, as the proposed alterations are architecturally and historically compatible with the property and district, and will not have an adverse effect on the property or district (Standard 8), citing and agreeing to the recommendations in the staff report.

Darren Shepard
President
774-696-2732

11 Robert Toner Blvd Suite 5-302
North Attleboro, MA 02763



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48 Pratt St LLC c/o Thomas Lopardo
48-50 Pratt St
Providence, RI 02906
Policy# 017288725/93A

February 4, 2020

The roof for the above referenced property appears to match the specifications and characteristics of a semi-weathering Gray Slate with a nominal overall thickness (.1875-.250"). Due to severe weathering of the existing roof tiles the initial color appearance may vary. The original roof was installed in late 1800's, and for historical reasons alone in the interest of preserving history, "minimizing" a color difference as a recommendation with blending in new slate tiles in the damage areas is unacceptable. With the existing damage on a slate roof this old, there would be many areas of great color difference. For these reasons, the whole roof will need to be an exact and complete match. Pride recommends replacing slate roof with asphalt shingling as detailed in the proposal dated 2/4/2020.

Best Regards,

A handwritten signature in black ink, appearing to read "Bob Brandzen".

Bob Brandzen
Vice President
Pride Exteriors Corp.
508-889-0109

Darren Shepard
President
774-696-2732

11 Robert Toner Blvd Suite 5-302
North Attleboro, MA 02763



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Waterproofing, Permanent Roof Restoration

3-11-20

***** 12 YEAR WORKMANSHIP WARRANTY *****

Proposal Submitted by: Bob Brandzen, Vice President..... 508-889-0109

Proposal Submitted To:

48 Pratt St LLC c/o Thomas Lopardo
48-50 Pratt St
Providence, RI 02906

March 11, 2020
(401) 524-9500
Job: Re-roof Entire House

Pride to:

- Strip all existing roofing and nail down any loose boards or plywood.
- Install approx. 77 sheets of 1/2" plywood over existing roof deck. \$3,650 included. *49' x 2' cost??*
- Provide all material. Obtain permit(s) if necessary.
- Install new 8" Premium drip edge at all roof edges. Color: White
- Install 6' of Certain Teed ice and water shield at all heated eaves. 3' at valleys. 1 1/2' at chimney, penetrations, and sidewall.
- Install #15 Felt Underlayment above ice and water shield to ridge(s). NOTE - We prefer to avoid synthetic underlayment. With a perm rating of near zero we find they do not breathe which increases incidences of condensation and mold.
- Install new Neva Caulk Premium vent pipe flanges.
- Re-flash base of any chimney(s) with new step flashing as necessary. Replace any damaged step flashing elsewhere.
- Install new shingles on entire roof using hurricane nailing 6 nails / shingle. Shingles to be: Make: CertainTeed Style: Landmark
Customer may elect to upgrade to Landmark PRO for \$1,080 additional at completion. Color: Customer choice-
Landmark PRO - Please write in and circle choice: Landmark (included) or Landmark PRO (\$1,080 add'l)
- Install CertainTeed Filtered Ridge Vent (best performing) to ridge(s) of house where required, cut ventilation strip in boarding/plywood if necessary.
- Use tarps to protect home and property. Although all feasible precautions are taken, contractor cannot guarantee zero damage to small branches, bushes, and flowers, or zero damage from placement of material or dumpster if required.
- Dispose of and remove debris promptly. Perform magnetic cleanup of nails. Contractor not responsible for debris in attic.
- Provide quality workmanship and guarantee against any errors. Warranty attached.
- All workers shall be covered by Roofing Workers Compensation and Roofing Liability Insurance at all times.
- Clean leaves/debris from gutters.
- Re-lead chimney. \$200 included.
- On 2- low-slope roofs (1- left, 1- front), install fully-glued .060 (heavy-gauge) black EPDM rubber over 1/2" polyiso cover boards.
- Inspect chimney. In event re-point is warranted, Pride to provide documentation to customer and re-point chimney for \$250 (minimal repointing) to \$750 (significant repointing) additional at completion (price to depend on severity- documentation / price to be verified with customer prior to proceeding with re-point scope of work).
- Customer may elect to install chimney cap for \$350 additional at completion. Please select and circle choice Yes or No Thanks
- Customer may elect to replace approx. 146' of existing gutters and 4- approx. 30' downspouts with new .032 (heavy-gauge) white aluminum gutters and 2" x 3" white aluminum downspouts for \$2,400 additional at completion. Please select and circle choice Yes or No Thanks
WHAT HANGERS?

Total Amount: Thirteen Thousand, Two Hundred Fifty Dollars ----- and 00/xx

\$13,250

Terms: \$200 down *PA - 3-21-20* \$0 at start \$13,050 at completion

Respectfully Submitted, Bob Brandzen, Vice President - signature Date: February 4, 2020

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Any and all disputes or legal or equitable claims between parties including applicability of this agreement to arbitrate shall be settled by final binding arbitration with American Arbitration Assoc. under construction rules at location of contractor preference. Prevailing party shall be compensated for reasonable legal expenses. Unpaid balances are subject to interest charge of 1.5% compounded monthly. Any deviations from the above agreement shall only be executed upon written agreement. All agreements are assignable, contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and void thereafter at option of contractor. A faxed or e-mailed contract shall be valid as original.

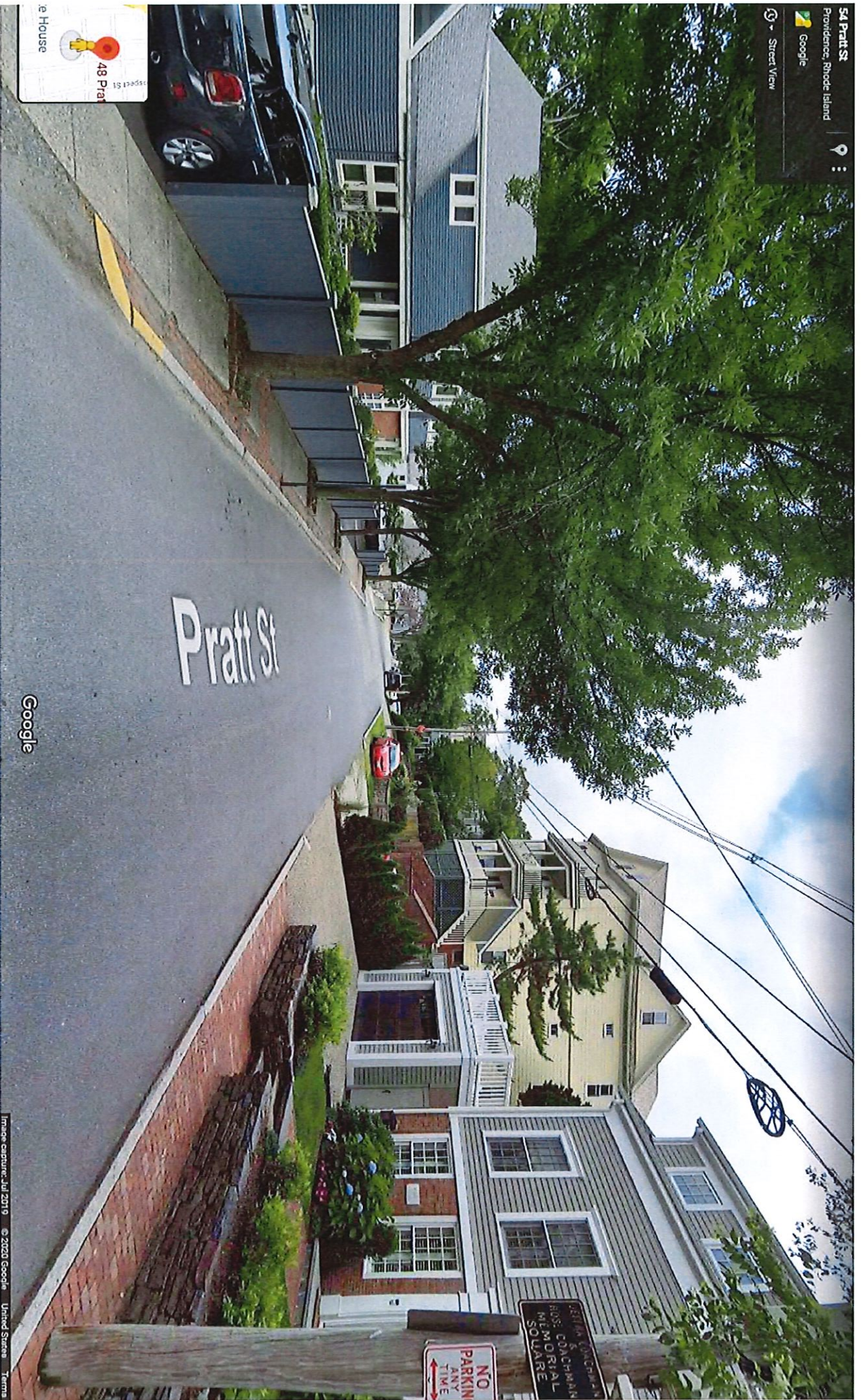
Customer Signature(s):

TK Lopardo

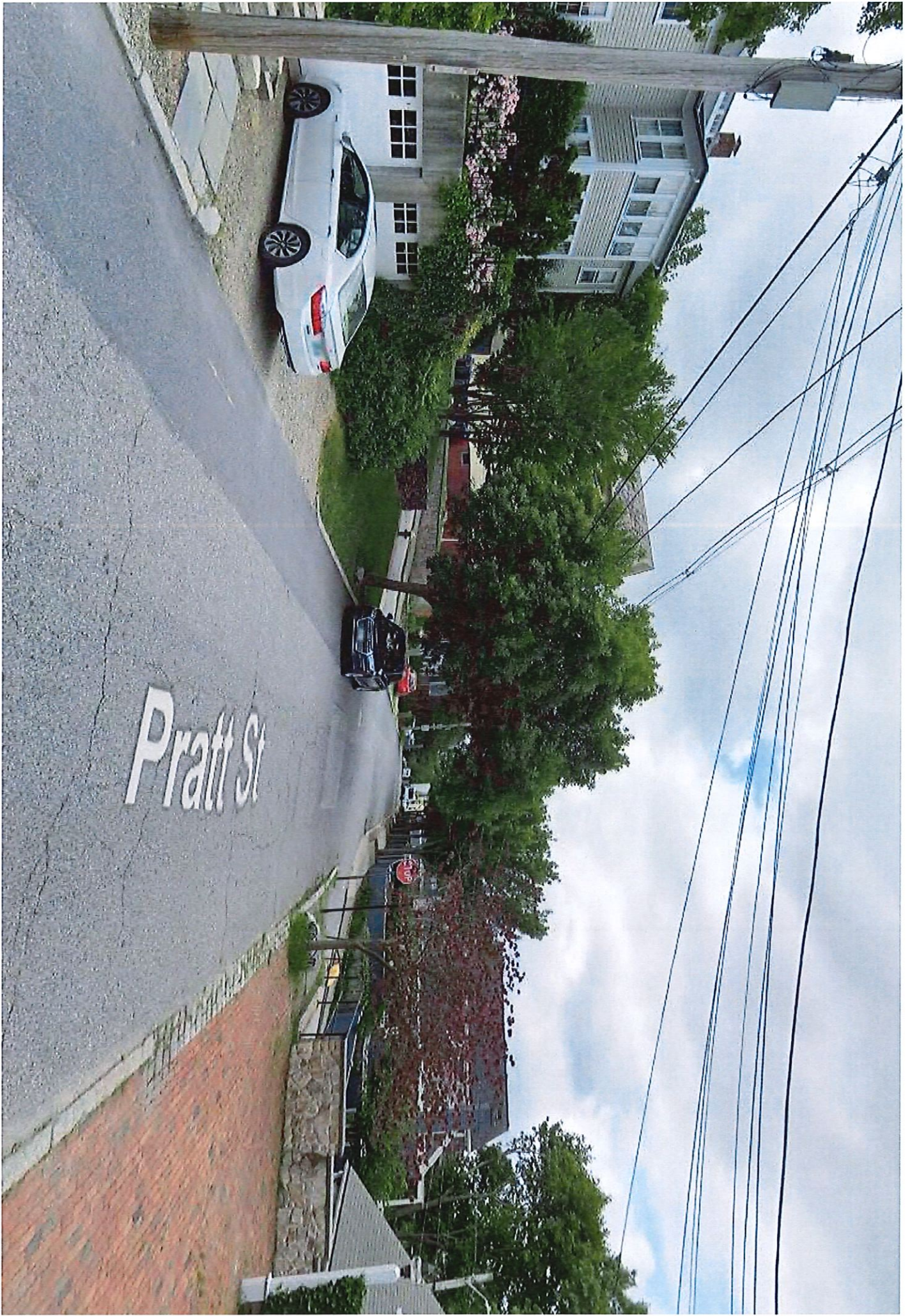
3-21-20

Date:

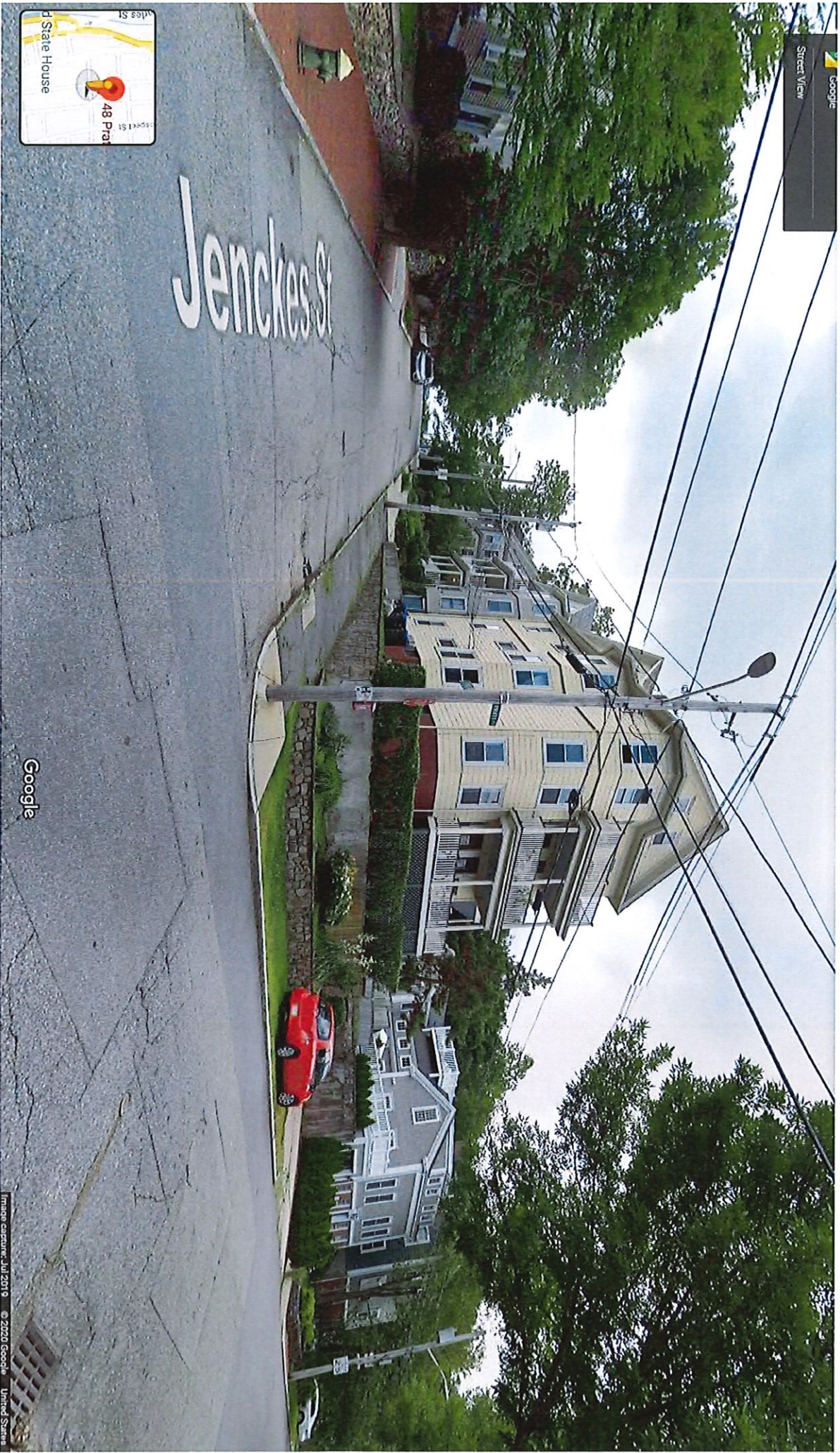
Exhibit 2.a



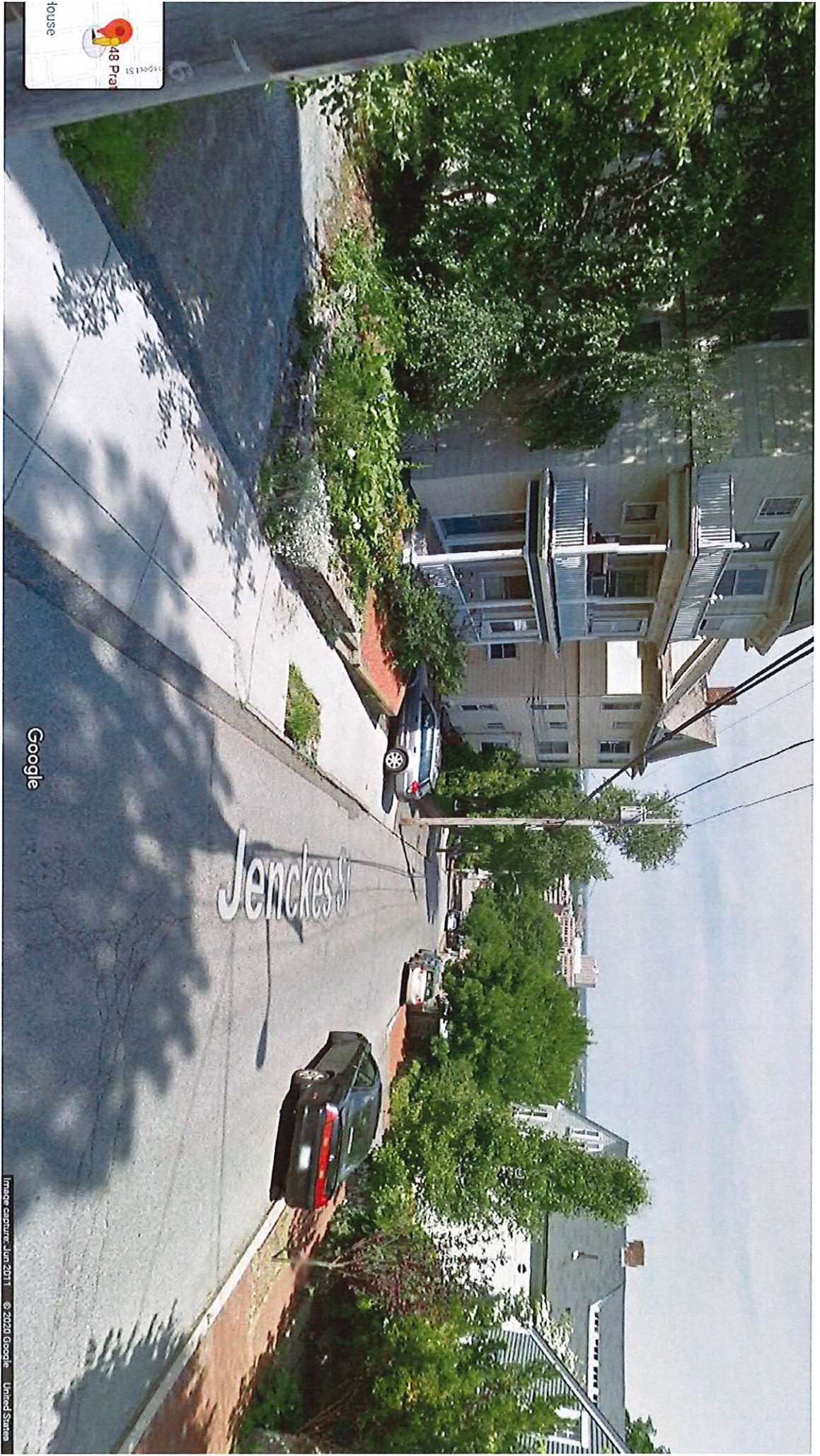
48 Pratt, looking north, July 2019



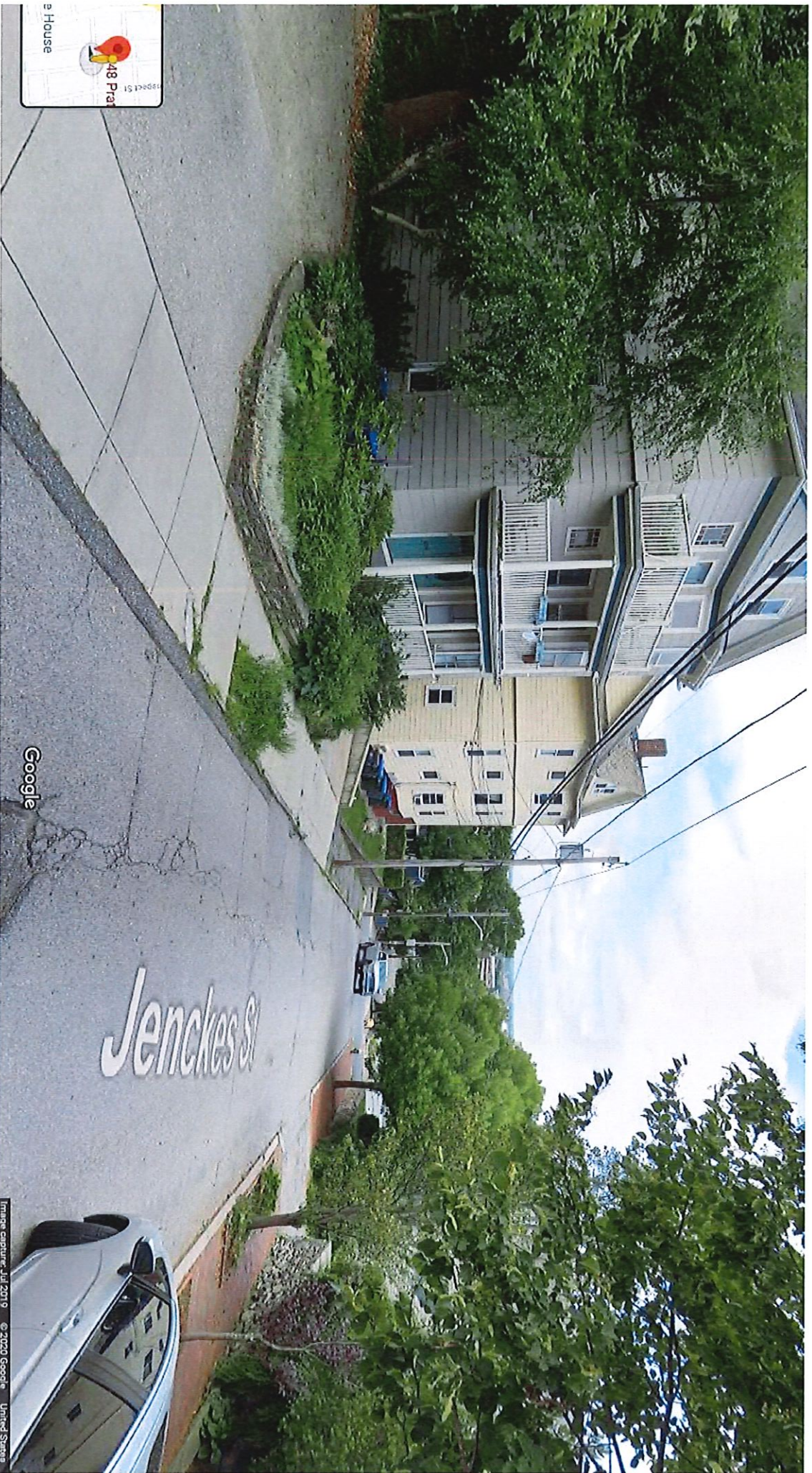
418 Pratt, looking south, July 2019



48 Pratt, looking east, July 2019



48 Pratt, looking west, June 2011



48 Pratt, looking west July 2019

Exhibit 2.a



Image capture: Jul 2019 © 2020 Google United States Terms

48 Pratt, looking north, July 2019



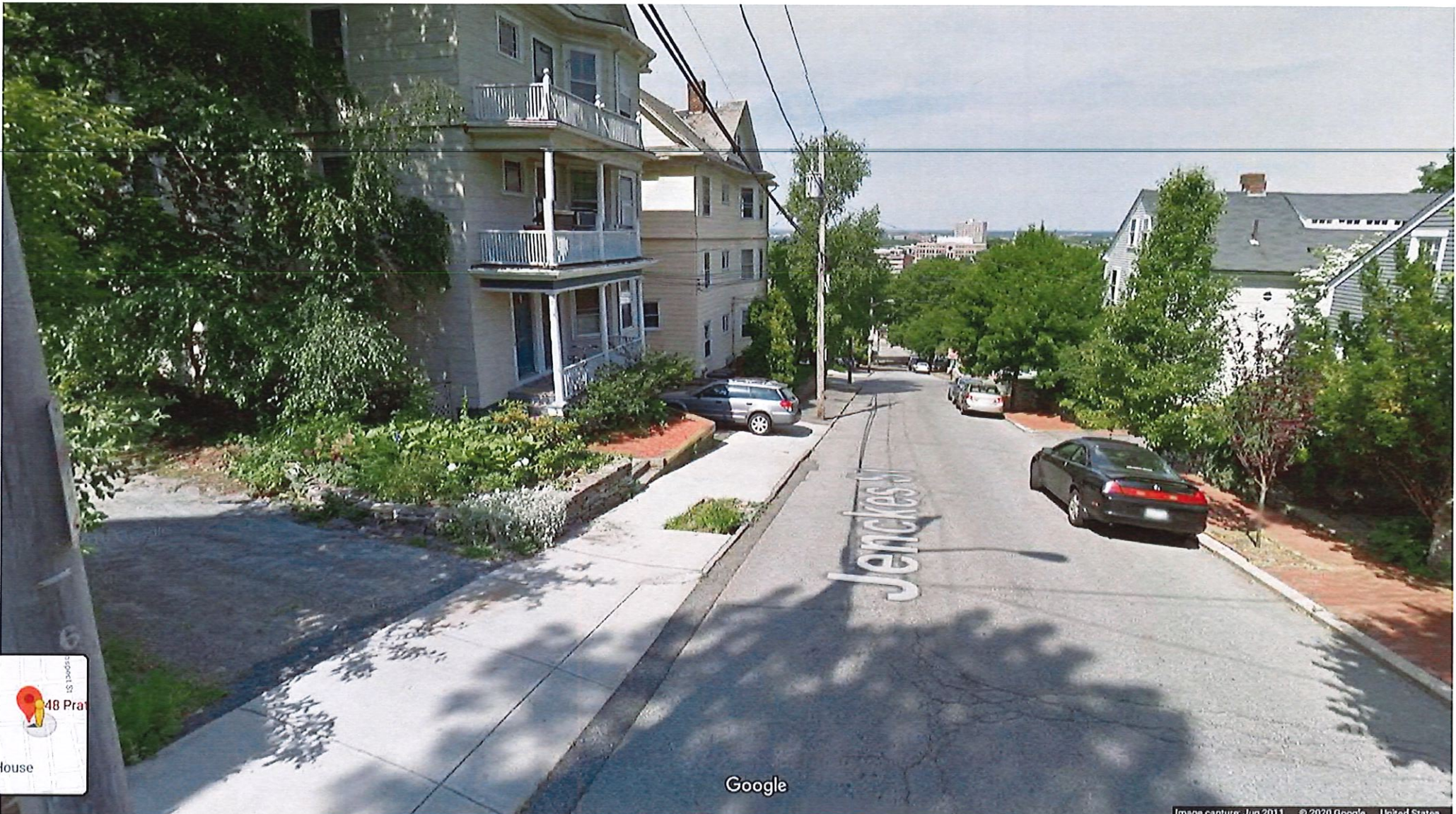
48 Pratt, looking south, July 2019



Image capture: Jul 2019 © 2020 Google United States

48 Pratt, looking east, July 2019

Exhibit 2. d



48 Pratt, looking west, June 2011



48 Pratt, looking west July 2019