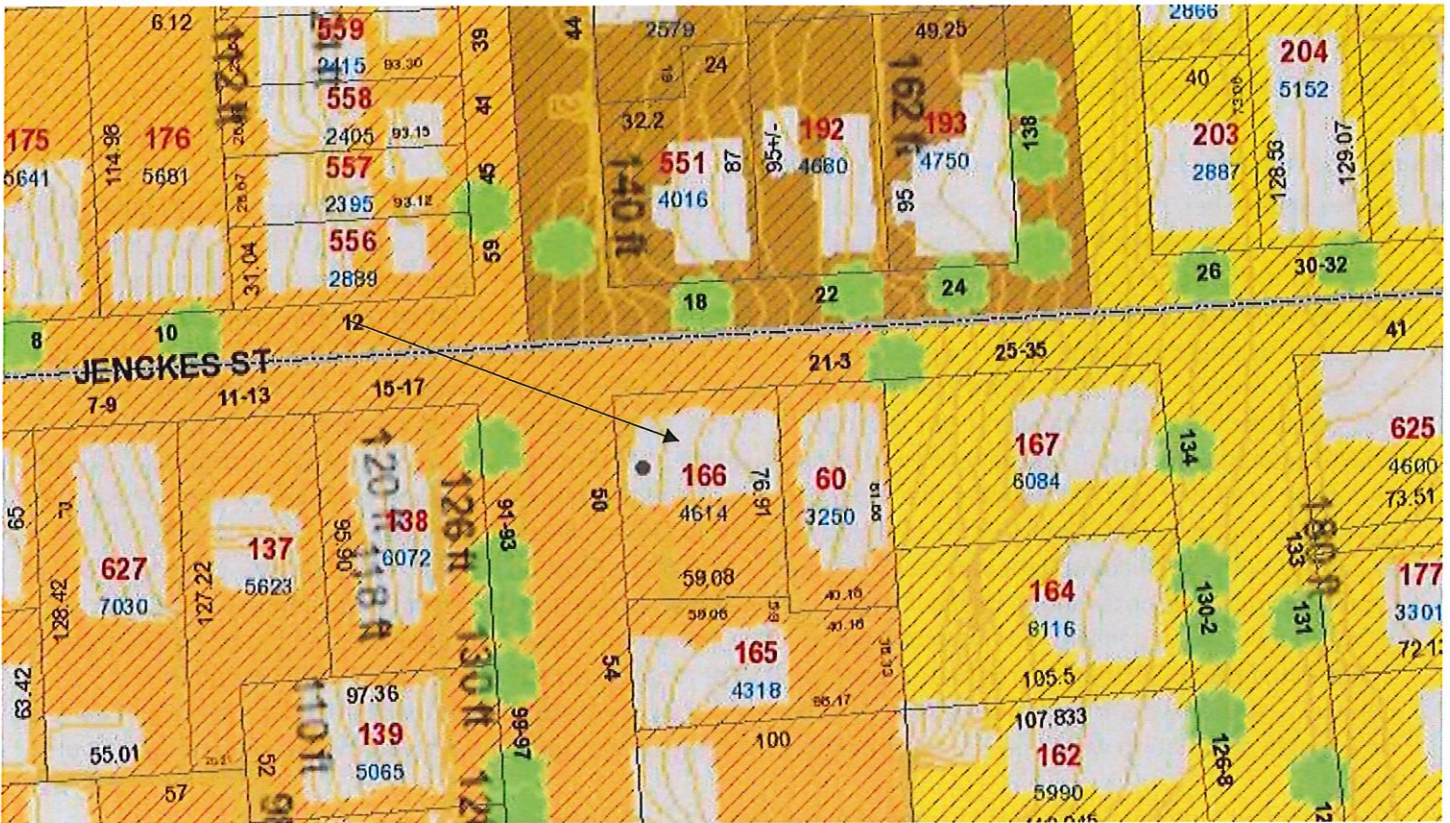


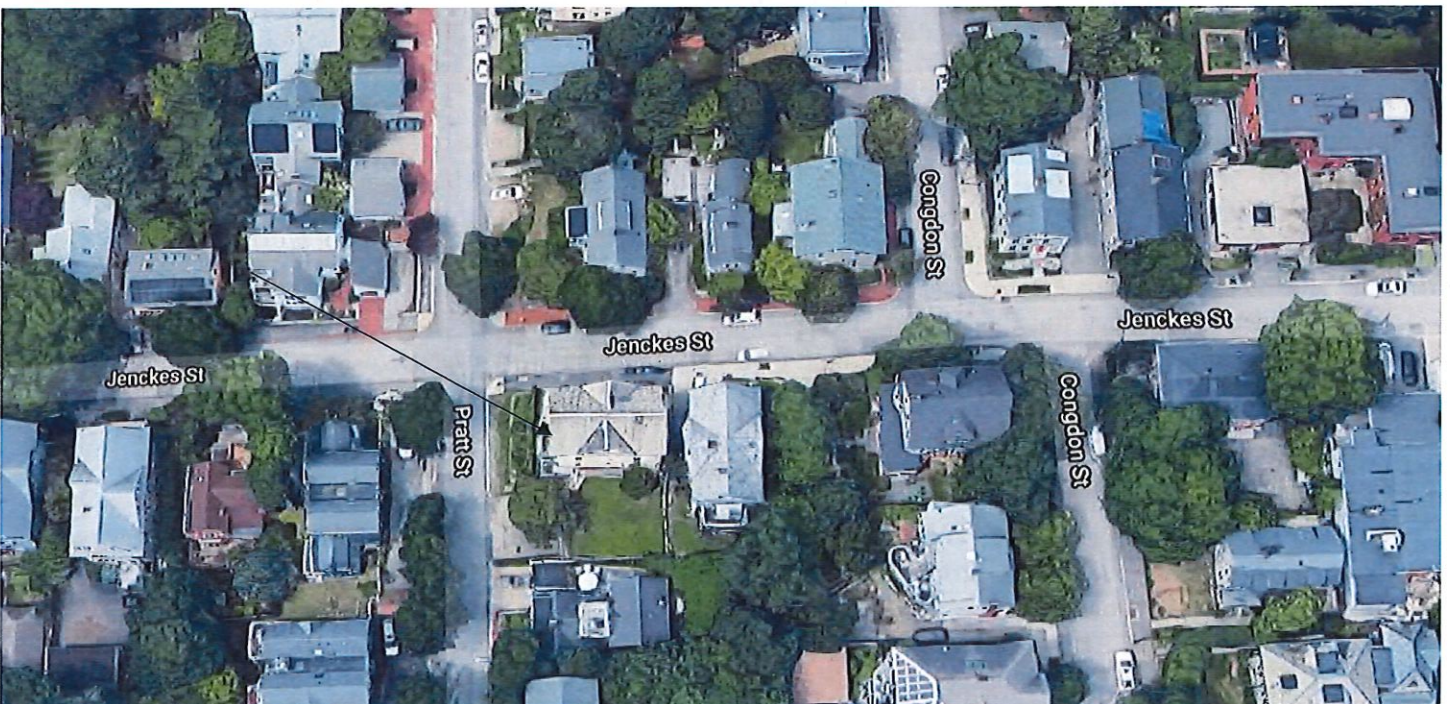
PROJECT REVIEW

1. 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

Counsel: William O’Gara, Principal, Pannone Lopes Devereaux & O’Gara LLC, 1301 Atwood Ave, 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:

- At the September 21st meeting the item was continued with the applicant’s consent. The Commission requested the applicant return with additional documentation, to include to the extent possible, materials related to the condition of the roof and the reasoning for replacement from both the owner and the applicant/contractor. The Commission also requested any additional photos or other documentation providing information related to the property;
- 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 (Exhibit 9.a) and contract (Exhibit 9.b) have been provided. The applicants have provided written testimony from the owner, Tom Lopardo (Exhibit 9.d), Alfred Willard (roofing contractor, who has worked on the roof for the past 15 years, Exhibit 9.e) and the applicants (Pride Exterior Corp., Exhibit 9.f), attesting to the conditions of the roof and the history of repairs and conditions. This includes a photo taken by Pride this past winter as part of their evaluation of the roof. The owner has also provided additional historical photographs of the property showing flaking slate shingles and ice-damming occurring (Exhibits 2.n - 2.q).
- 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. Staff has also included photos of the work as completed (Exhibits 2.f-2.m). Staff has provided copies of all archival permits that could be found in the Dept. of Inspections and Standards (Exhibit 9.c)

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, as the existing slate roof was in poor condition and could not be repaired by means available

to the owner, is minimally visible from the public rights-of-way as the house is located on a hill and set high on its site, and that the installed architectural shingle roof is in keeping with the character of the property and 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), as the existing slate roof was in poor condition and could not be repaired by means available to the owner, is minimally visible from the public rights-of-way as the house is located on a hill and set high on its site, and that the installed architectural shingle roof is in keeping with the character of the property and district, citing and agreeing to the recommendations in the staff report.

Exhibit 9.a

48 Pratt

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

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

Exhibit 9.6
48 Pratt

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. *47 1/2 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 9.2
48 Pratt

Statement of Thomas Lopardo

I purchased 48-50 Pratt Street in 1993. Since I have owned the building, I have been a good steward of the building and kept it in excellent condition. I have also obtained necessary permits when I have done work. I own other properties on the street at 42 and 117-119. I take pride in these buildings and follow up on any repairs.

The building at 48-50 Pratt Street would be commonly described as a "three decker." It has asbestos siding that a prior owner installed many years ago. The building is above street level by approximately 15 feet. In addition, the building is quite tall, approximately 45 feet. The roof is not visible from street level on Pratt Street. See attached.

I have no idea when the slate roof was originally installed. Unfortunately, over time the roof has deteriorated despite my best efforts to maintain it. The building has, from time to time, lost slates and had minor leaks related to flashing. For over a decade I had a roofing contractor, Alfred Willard, East Coast Improvements, that was able and willing to make repairs to the roof.

He would use a 48 ladder to climb onto the roof and replace tiles and fix the valleys. I was happy to pay him for this work because few roofers want to work on the roof because of the height.

About a year ago, after Mr. Willard had replaced slates on the roof, he told me that he did not wish to repair the roof in the future. He said the roof was dangerous to walk on because the slates were loose and many of the steel nails were rusted. He also told me that copper valleys had rotten out in some areas and that he felt the roof should be replaced. Because the job would be a bigger project that Mr. Willard could comfortably do, I sought out a larger contractor.

Signed under pains and penalties of perjury.

TK Lopardo 9.30.20
Thomas Lopardo

Exhibit 2.2 4x 12ft



1000

Exhibit 9.e
48 Pratt

Statement of Alfred Willard

I am the owner of East Coast Improvements. I am 51 years old and have worked as a roofer for over 30 years. I am licensed and insured. This is my full-time occupation and it supports my family. I have installed and repaired all types of roofs including slate roofs. My specialty is fixing leaks that other roofers cannot repair. I have worked extensively in Rhode Island and am licensed and insured. (I also travelled to New Orleans after Katrina and did work there).

I have known Mr. Lopardo for approximately 15 years. I have repaired and replaced roofs for him on different properties he owns. I am very familiar with the roof at 48-50 Pratt Street as I have been on it more than 5 times. Over the years I did repairs to the roof including replacing slates and fixing flashing. Repairs on the roof are always a challenge because of the height of the building.

The last time I went on the roof at 48-50 Pratt was sometime in 2019. I recall Tom Lopardo asked me to replace several slates that were missing. I did that work and after that told Mr. Lopardo that in the future I did not want to go back up on the roof to do repairs. The reason was that many of the slates on the roof were cracked and the nails were in poor condition because many had rusted away. This creates a risk that a slate gives way when walking to an area to make a repair. In addition, the copper valleys had rusted out in some areas. In my opinion, repairing the existing roof no longer made sense because of the poor condition of the slates and the valleys and the hazard of walking across the slates. Because of the height of the roof, this is very dangerous condition because of the risk a slate slides away when you step on it. I told Tom that as well.

Signed under pains and penalties of perjury.

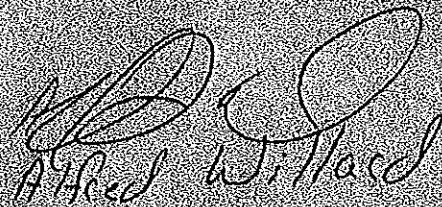

Alfred Willard

Exhibit 9. F
48 Pratt

Statement of Darren Shepard


My name is Darren Shepard. I am a licensed roofing contractor and have worked in the field for over 20 years. I have overseen the repair and replacement of thousands of roofs including several dozen slate roofs. My company does residential and commercial roofing work all over the state and I have done extensive work in Providence. We have over 10,000 satisfied customers. My company, Pride Exteriors Corporation, is licensed and insured.

My company replaced the roof at 48-50 Pratt Street. The roof was in poor condition and was not a good candidate for repair. The roof was missing at least several roof slates, and many others were partially missing or cracked. It was also compromised because it had plain steel nails that were rusting out and it was actually abnormally installed on boards with 1" to 2 1/2" spaces between them. Replacing slate in cases like this is not practical because the large spaces between boards make the slates very prone to cracking as they are walked upon resulting in more broken slates than repaired slates, which appeared to have occurred with previous slate repairs and continuing problems. This very high steep roof with loose slates that are easily prone to cracking or slipping and inherently held by nails close to the edges boards that can split as they are not held together by tight parallel boards creates a much higher safety hazard than typical slate repairs. My company would not have repaired the existing roof because we would have no confidence that repairs would fix the underlying problems. Beyond these factors building code and manufacturer's instructions require slate and shingle repairs be done on a solid and continuous deck. With 20% of the roof decking missing many of the replacement nails and nails to hold the hook strips which hold the slate would be missing wood. Replacement of the roof was the only practical option or option that would meet code.

Exhibit 9.6
48 Pratt

In connection with this job, my company secured the building permit. I have never worked for Mr. Lopardo before and he had no involvement in obtaining the permit. My company obtains permits every day and no special steps were taken to secure this permit.

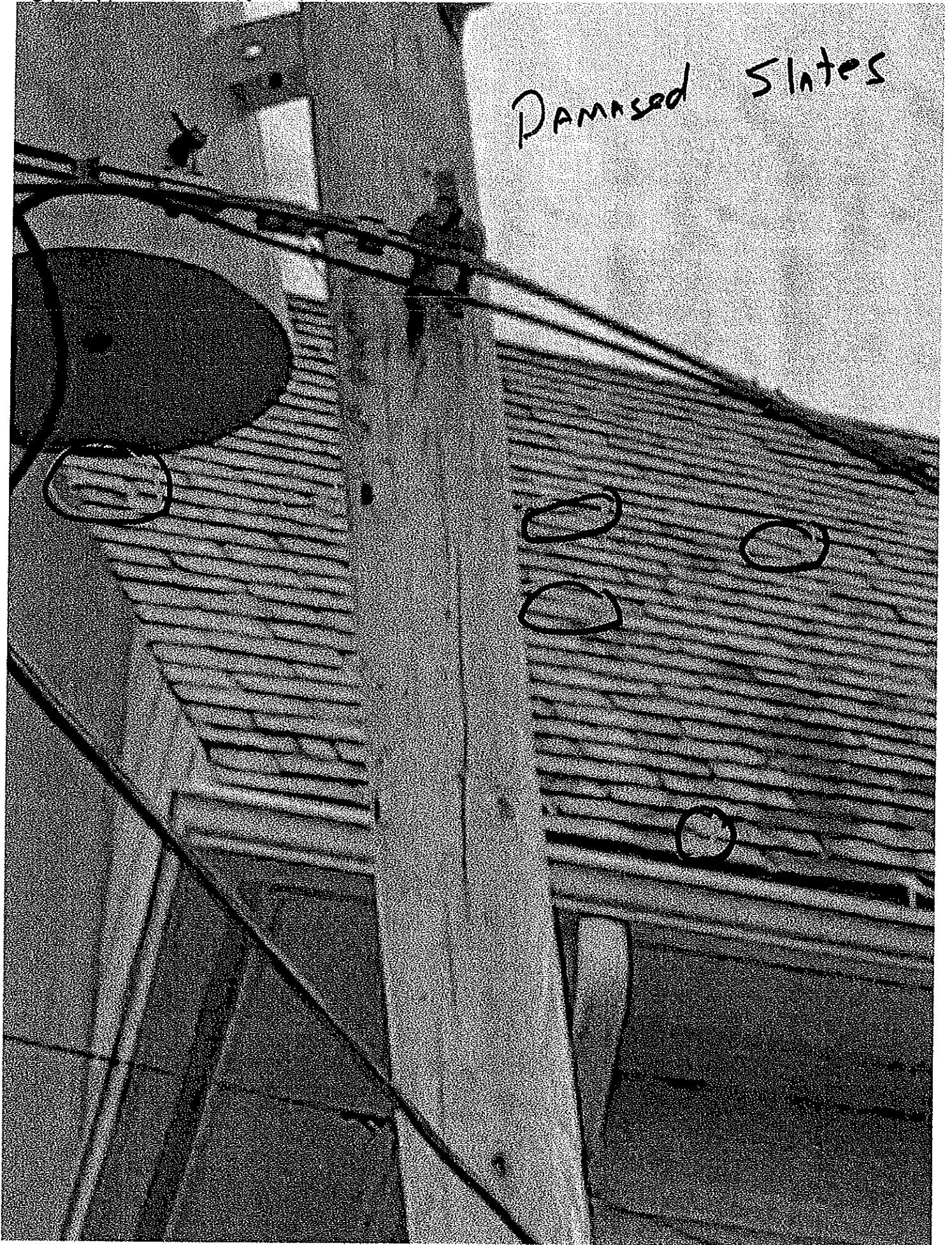
Signed under pains and penalties of perjury.

 - President

Darren Shepard – President
Pride Exteriors Corp.

Exhibit A.F 48 Watt

DAMAGED SLATES





6x10.0x 2.5 48 Vratl

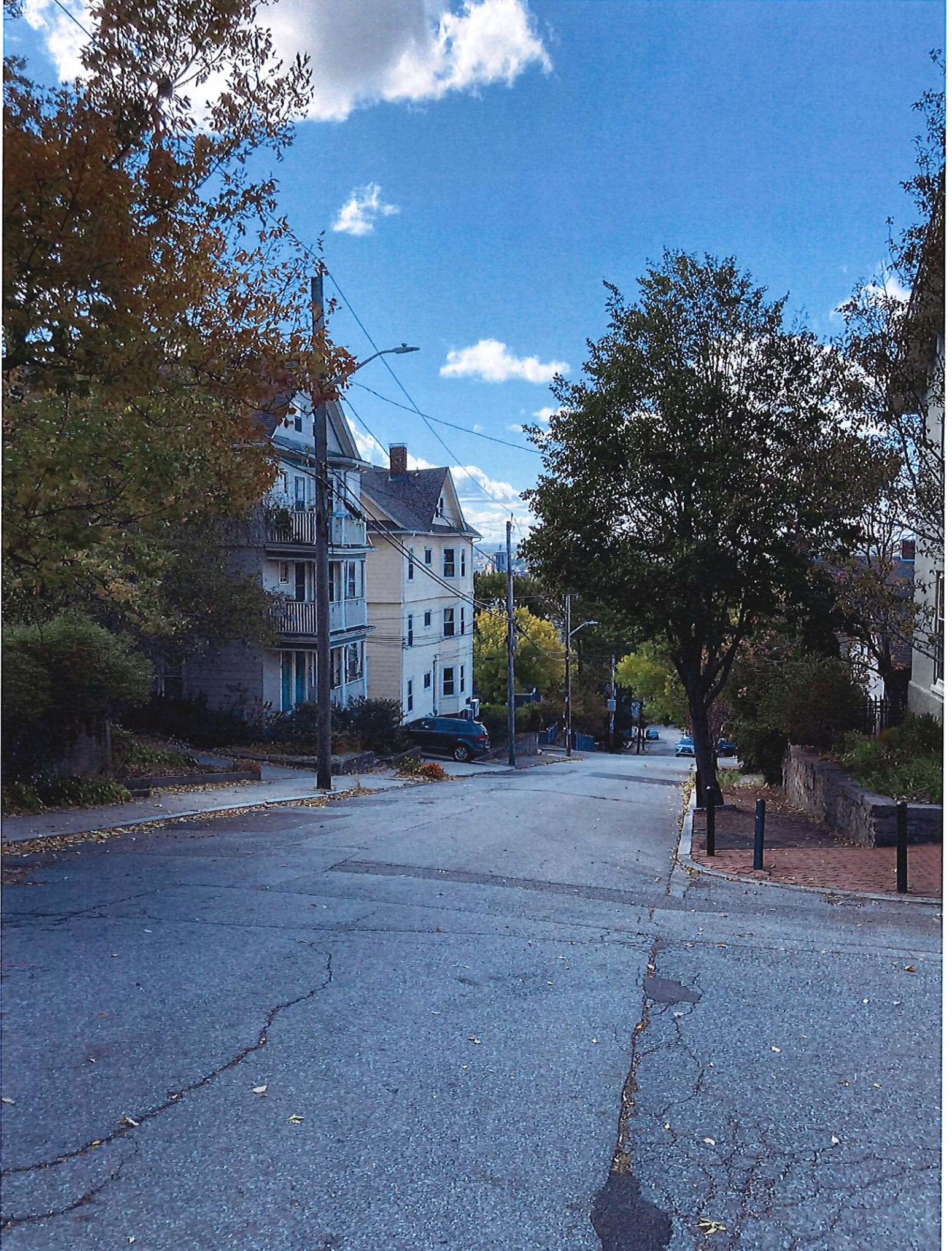


Exhibit 2.G 4/8 Pratt



Exhibit 2.1.1 - 218 Pratt



Exhibit 2.1 H8 Pratt



Exhibit 2 is 48 Pratt



EXHIBIT 2-R 48 PHOTO

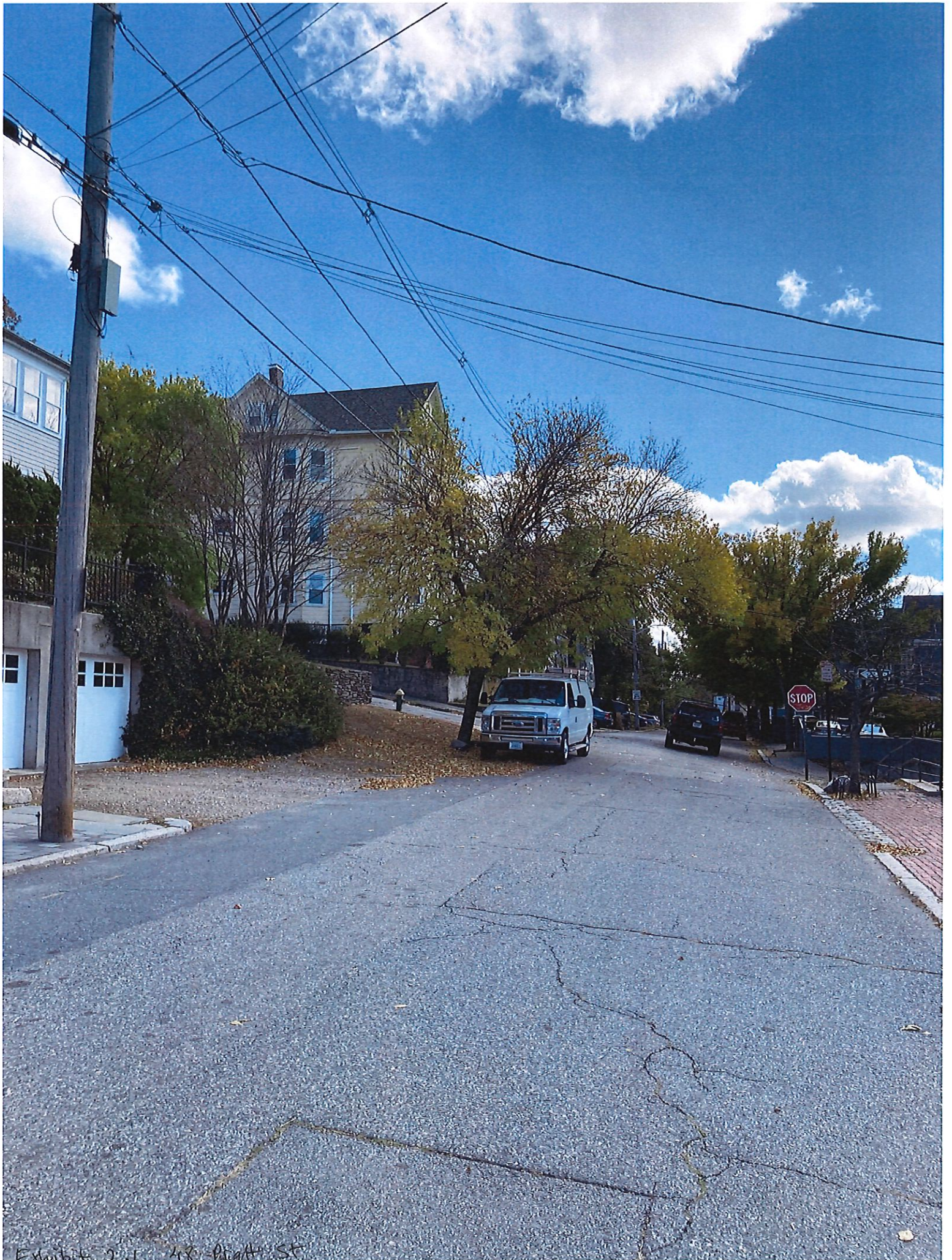


Exhibit 2-1 48 Platt St



Exhibit 2.m - 48 Print

Exhibit 2.a



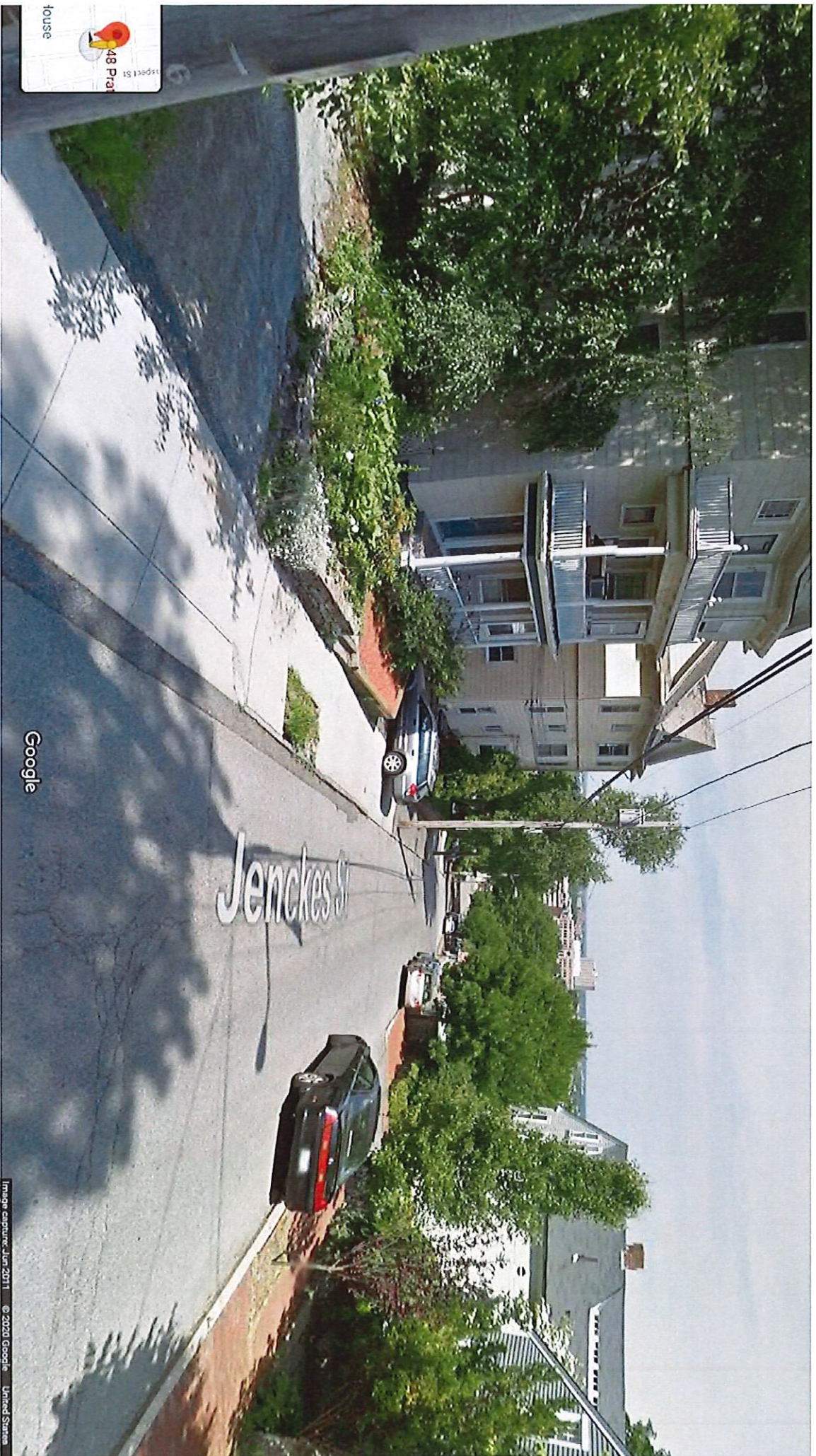
48 Pratt, looking north, July 2019



418 Pratt, looking south, July 2019



48 Pratt, looking east, July 2019



48 Pratt, looking west, June 2011



Google

418 Pratt, looking west July 2019

Image capture: Jul 2019 © 2020 Google United States

Exhibit 2-A
48 West



Exhibit 2.0
48 Kraft



Exhibit 2.P
48 rect

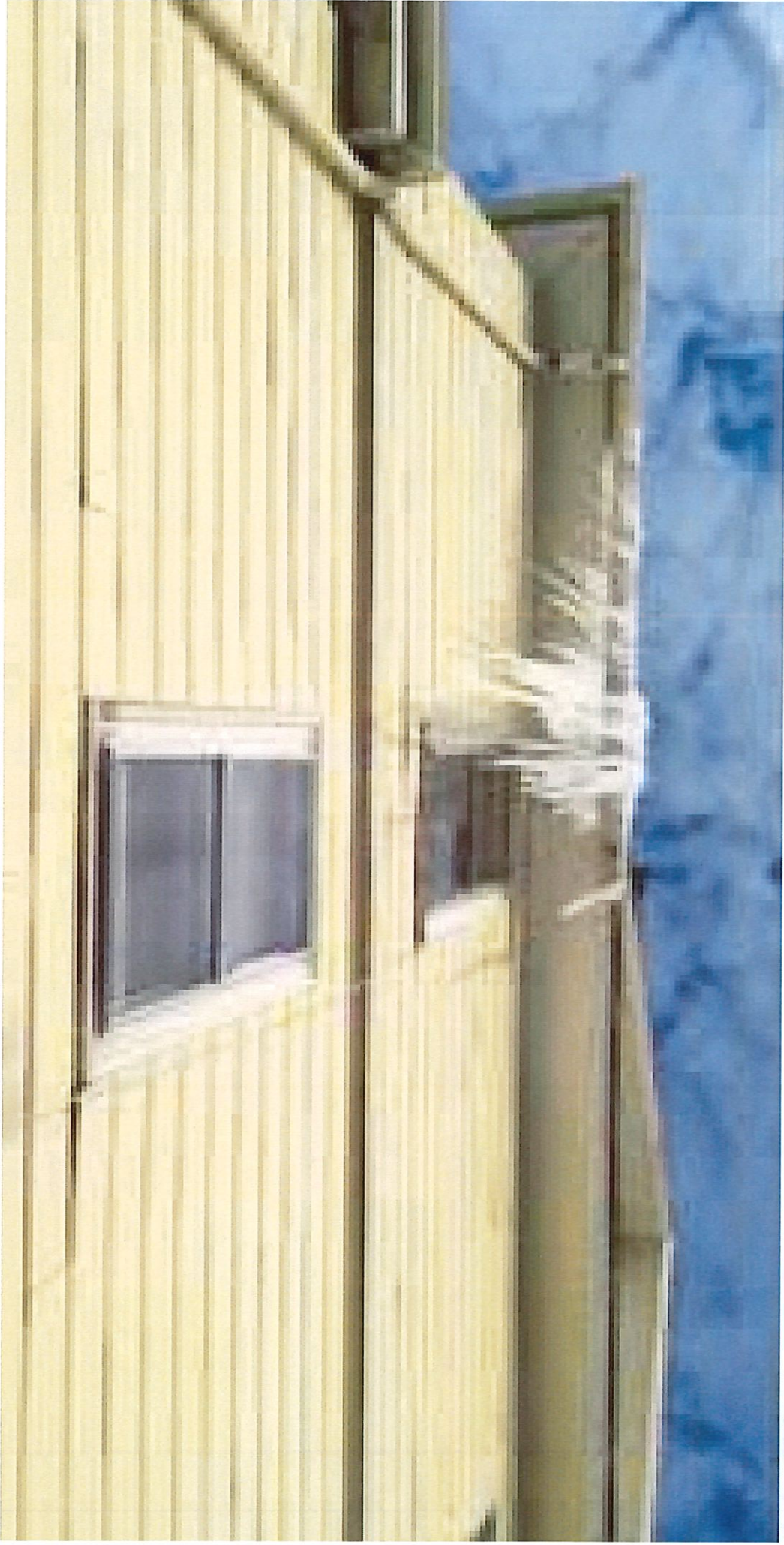


Exhibit 2.9

48 Pratt



Exhibit 9.c
48 Pratt

DEPARTMENT OF INSPECTION & STANDARDS

DATE 9/22/93 PERMIT NO. # 540
LOCATION 48-50 Pratt St
WARD W-12 PLAT 10 LOT 166
OWNER Federal Home Loan Mortg. Corp
ARCHITECT
BUILDER Thomas Lopardo
MATERIAL 5B
NATURE OF WORK Reconstruct Tri level front porch
NO. OF BLDGS.
NO. OF STORIES three (3)
TO BE USED FOR three (3) fam
NO. OF FAMILIES three (3)
FIRE DISTRICT 2nd

5,000

INSPECTOR OF BUILDING'S DEPARTMENT

Date August 31/31 Permit No. 2111
Location 48-50 Pratt St.
Ward 3 Plat 10 Lot 166
Owner Frederick P. Harris, Allens Ave.
Architect
Builder Soren & Soren
Material Wood
Nature of work Replacing present f burnt
Number of buildings 1 rafters in roof
Number of stories 3
To be used for Apartment
Number of families 3
Fire district 2

200-LIBRARY BUREAU DIV., REMINGTON RAND INC. 112-1833

DEPARTMENT OF INSPECTION & STANDARDS

DATE 1-1194 PERMIT NO. #1132
LOCATION 48-50 Pratt Street
WARD W-12 PLAT 10 LOT 166
OWNER Paul Jones & Thomas Lopardo
ARCHITECT
BUILDER Thomas Lopardo
MATERIAL 5B
NATURE OF WORK change staircase from 3rd to 4th floor from an exterior access
to an interior access from 3rd to 4th flr for additional sleeping
rooms.
NO. OF BLDGS.
NO. OF STORIES 4
TO BE USED FOR three (3) family
NO. OF FAMILIES
FIRE DISTRICT

1,500

DEPARTMENT OF BUILDING INSPECTION

DATE June 15, 1971 PERMIT NO. 337
LOCATION 48-50 Pratt St.
WARD 1 PLAT 10 LOT 166
OWNER Robert Brown
ARCHITECT
BUILDER J. L. Const., Co.
MATERIAL wood
NATURE OF WORK remove & replace existing double hung
NO. OF BLDGS. 1/windows & sash with new double hung windows
NO. OF STORIES 3/general repairs at 2nd & 3rd floors
TO BE USED FOR apt.
NO. OF FAMILIES 3
FIRE DISTRICT 2 \$5,000

Exhibit 9.C
48 Pratt

DEPARTMENT OF INSPECTION & STANDARDS

Date 7/30/09 Permit No. 319
 Location 48-50 Pratt St
 Ward Plat 10 Lot 166
 Owner Thomas Lopardo
 Architect
 Builder
 Material 5b
 Nature of Work 10 windows same size and location
 No. of Bldgs.
 No. of Stories 3
 To Be Used For 3 family
 No. of Families
 Fire District
 \$ 2,000

DEPARTMENT OF INSPECTION & STANDARDS

DATE May 17, 1999 PERMIT NO. 1717
 LOCATION 48-50 Pratt St.
 WARD 12 PLAT 10 LOT 166
 OWNER Thomas Lopardo
 ARCHITECT
 BUILDER owner
 MATERIAL 5b
 NATURE OF WORK Record use of third & fourth floors as one resident townhouse apartment. Complete all conditions of building board decision. Refer to BB Res. #5467 (1/31-99)
 NO. OF BLDGS.
 NO. OF STORIES 4
 TO BE USED FOR 1st.-3rd. fl. is 1 apt. on each floor. 4th fl. is /finished rooms for 3rd. fl.
 NO. OF FAMILIES 3
 FIRE DISTRICT 2nd.
 \$500.00

DEPARTMENT OF INSPECTION & STANDARDS

DATE 1-8-97 PERMIT NO. 1166
 LOCATION 48-50 Pratt St
 WARD 2 PLAT 10 LOT 166
 OWNER Paul Jones & Thomas Lopardo
 ARCHITECT
 BUILDER Westwood Painting Inc
 MATERIAL 5b
 NATURE OF WORK construct new canopy type roof, install new handrail downspouts
 NO. OF BLDGS.
 NO. OF STORIES
 TO BE USED FOR three (3) family
 NO. OF FAMILIES three (3) family
 FIRE DISTRICT 2 1,000