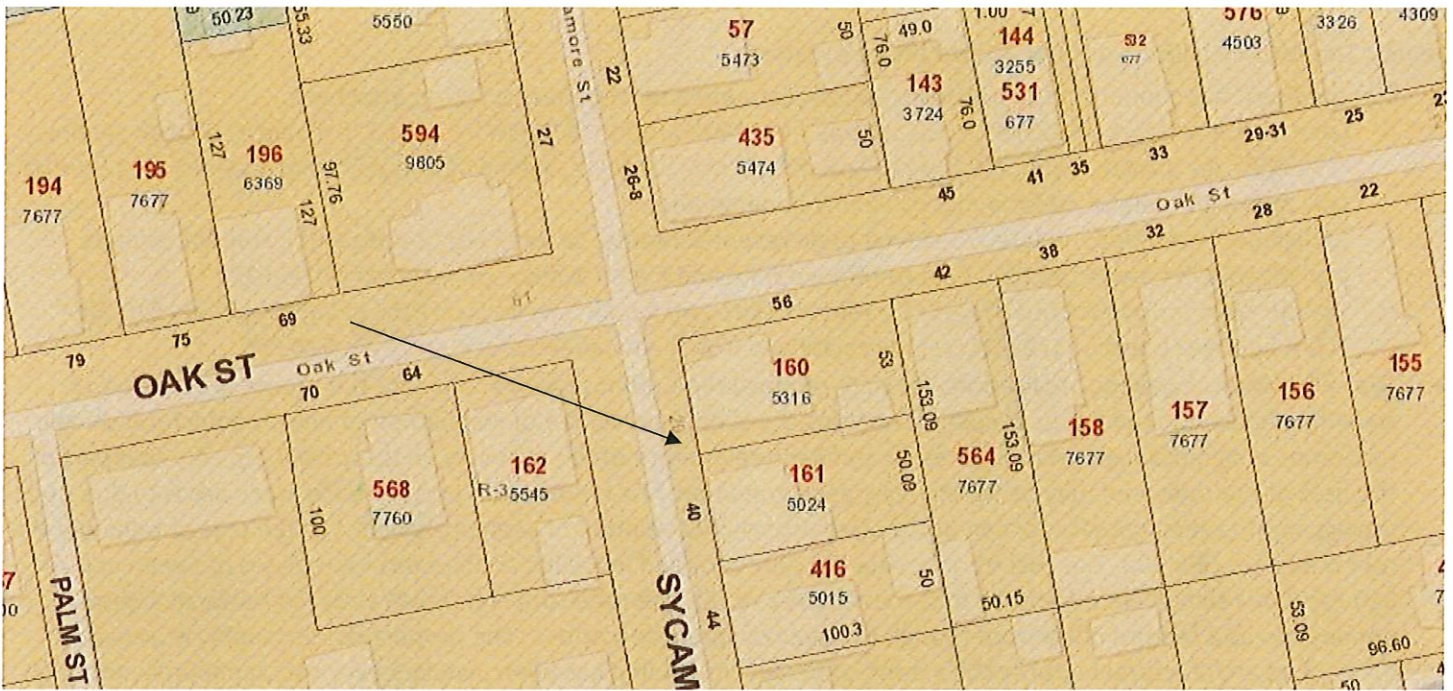


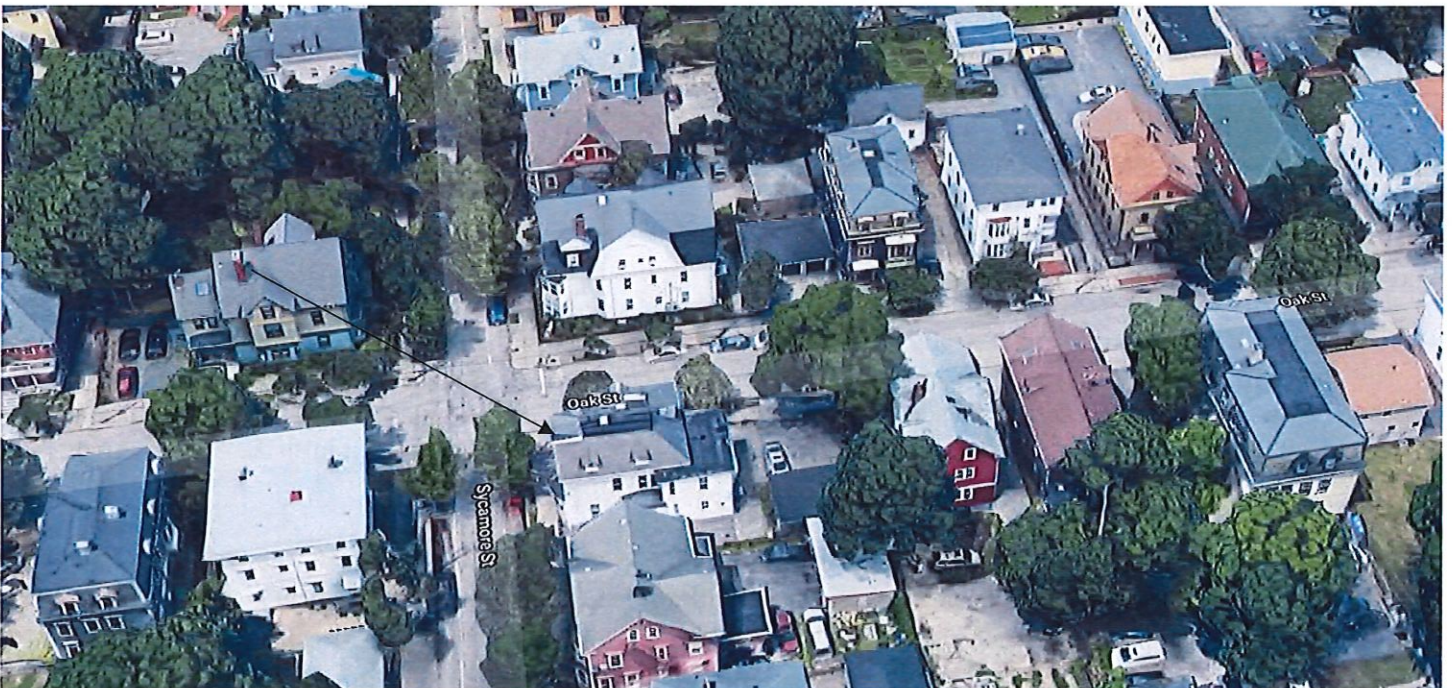
3. CASE 21.027, 56 OAK STREET, House, c1860s (ARMORY)

2½-story; slate cross-hip; clapboard house; with bracketed trim on gabled dormers, cornice, 1-story bay, window caps, and entry porch in angle of L-plan projection. 20th C. garage, rear (NC).

CONTRIBUTING



Arrow indicates 56 Oak Street.



Arrow indicates project location, looking north.

Applicant/Owner: Joe Vang, 97 Hopkins Avenue, 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 the installation of an architectural shingle roof.

Issues: The following issues are relevant to this application:

- The applicant has submitted the following appraisals/quotes for the slate roof (see attached):
 - Casa Buena Builders, 11/13/15: costs to repair the slate section (\$30,000) and cost to slate the asphalt section (\$30,000), for a total of \$60,000. Due to late date of this estimate, Staff would expect that if re-examined would cost approximately an additional 30% to cost at minimum;
 - Milligan Construction, undated, believed to be recent estimate: costs to repair slate and install slate where asphalt shingles are is \$96,500. Cost to remove slate and install asphalt shingle roof is \$48,610;
 - Lincoln Master Construction, 01/25/21: remove slate and install new architectural shingles, gutters \$16,200;
 - B & R Fournier Const., 01/27/21: remove slate and install new architectural shingles: \$10,800.
- Typically, when reviewing applications for slate removal the Commission will evaluate the proposal based on 1) viability of existing slate fields, 2) cost of repairing the slate roof vs cost of installation of new architectural shingle roof, and, 3) significance of slate roof as an architectural feature of the property. In this case it appears that part of the field of the slate roof may be in relatively good condition, but has been compromised in some areas due to poor repairs and the removal of a portion of the slate roof and installation of asphalt shingles (1), the cost of repairing the roof is approx. \$96,500. The cost of removing the slate roof and installing architectural shingles is between approx. \$10-16,000, a significant difference to the cost of repair (2). The slate roof is referred to in the National Register nomination as a feature of the roof though this seems largely descriptive. The property is reasonably intact with many of its architectural features still extant, although vinyl siding has been installed over the clapboards. Although the removal of the slate roof will diminish the architectural integrity of the property, in Staff's opinion, it will not have an adverse effect on the property or district (3);
- The proposed modifications while visible from the public rights-of-way will be more visible from some angles, less from others as the property is on a corner;
- The proposed modifications to are in keeping with the character of the property; and,
- Cost estimates and photos have been provided.

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

- a) 56 Oak Street is a 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 diminish the architectural integrity of the property it will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 56 Oak Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Historic Register 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 although the removal of the slate roof will diminish the architectural integrity of the property it will not have an adverse effect on the property or district (Standard 8), citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

CASA BUENA BUILDERS, INC.

185 Gallup St. • Providence, RI • 02905

PHONE (401) 952-4229 FAX (401) 223-6700

EMAIL: office@casabuenabuilders.com

www.casabuenabuilders.com

casabuenabuilders.wordpress.com

November 13, 2015

Estimated Costs

56 Oak St.

Providence, RI 02909

Roof Repair

- Repair Slate Section
 - o Estimated Cost: \$30,000.00
- Re-Slate Asphalt Section
 - o Estimated Cost: \$30,000.00 additional

Total estimated cost for entire roof: **\$60,000.00**

Notes:

- Costs are estimated only
- New slate to match existing in color and type as much as possible
- Cost includes costs for staging
- Asphalt section includes demo of asphalt roof

For Casa Buena Builders, Inc.

Noel Sanchez, President

RI Registration #21134

RI registration 21134. Lead license # LHCF-1274

Member RI Builders Association. BBB Accredited

Insurances through Beacon Mutual Insurance Company, The Main Street America Group and Natrional General Insurance

LINCOLN MASTER CONSTRUCTION

Roofing-siding-windows Replacement-General Maintenance

P.O Box 7131 Brockton MA 023003

PROPOSAL

Date: 01/25/2021

Customer: Community Properties Management LLC

Address: 97 Hopkins Avenue Johnston RI

Telephone: 401-222-9224

Performed Address: 56 Oak Street Providence RI

Work Specifications:

Remove the old slate roof from the main house, remove 3 low slope areas, and install new roof - shingles Certainteed Landmark in all areas.

Install all new white gutters around the home.

Install 10 ledger boards included; after the 10 ledger boards the client will be responsible for any if needed at \$28.00 per ledger board.

Included with job; materials, dumpster, labor, clean up and building permits.

Customer picks color and has to pay 50% deposit \$8,200 two days prior to starting job and 50% \$8,200 when job is finished.

Total Cost \$16,200.00

IVAN PAREDES Owner CELL 508-844-7035

Milligan Construction LLC

55 Porter St. Providence, R I 02905
Slate Roofs & Copper Work (401)-781-5878

Assessment of slate roof condition at 56 Oak street Providence, RI 02909

The slated roof in general is in good condition. The black slates installed are also in good condition. The slates are nailed down well, and the sizes are 9X16 with. There are areas where poor installation and repairs have been made in attempt to stop the aging process or a leak. These areas will need to be replaced in the future to prevent major interior issues

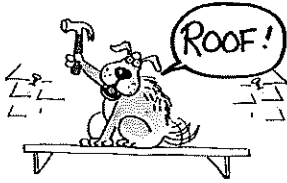
With our close inspection, this is what we discovered to bring back the slate roof to standards

1. Replace 125 slates pcs. (price based on actual number of slates needed to be replace). Estimate to be **\$6,250.00**.
2. Valleys are full of tar (dormers and main house long valleys) total to replace valleys estimated to be **\$14,400.00**
3. Replace dormers step flashing. Estimated to be **\$9,800.00**
4. Install new dormers windows apron Estimated to be **\$3,000.00**
5. Replace all ridge caps with custom made copper ridge caps estimated to be **\$2,800.00**
6. Install new rubber roof top of house Estimated to be **\$6,840.00**
7. Replace two chimneys flashing **\$5,500.00**
8. Replace 3 stack flashing **\$2,550.00**
9. Replace hips with custom made copper hips **\$4,500.00**
10. Big flat roof is in bad condition have areas were sheeting looks bad, will need to install new sheeting and install new rubber roof with custom made copper drip edge, estimated to be **\$13,820.00**
11. Remove asphalt shingles and install on slates one side of roof estimated to be **\$12,000.00**
12. Replace big kitchen vent with copper vent **\$1,200.00**
13. Repair starter slates and install gutter brackets under starter slates estimated to be **\$13,820.00**
14. Dumpster rental **\$2,500.00**

Total to repair slate roof and install in one side slates: **\$96,500.00**

Any crack or rotten wood found on the roof after the slates and felt paper are removed, will be replace at additional expense. This estimate does not include city permit fees if require





B & R Fournier Const., Inc.
 Roofing · Vinyl Siding
 Replacement doors & windows · Seamless gutters
 "Ask us about how we help to keep our earth green"



**496 Winthrop St.
 Rehoboth, Ma. 02769**

@brfournierconst **1)726-2908.**
 @brfournierconstruction **8)557-0264**
 Find us on **1)633-7056**
ournier.com

**TO: Joe Vang
 56 Oak St.
 Providence, R.I. 02909**

Date: January 27, 2021

Ph. 222-9224

RE: 1-21-83

We propose to:

Remove existing asphalt roof shingles and slate roof tiles from entire upper main house roof area only, (not including upper and lower flat roof areas)

Replace rotted roof boards as needed, (up to 100 board feet included in contract, any additional will require an additional charge.)

Replace flashings as needed, including flashings where roofing meets sidewalls of dormers, boot flashings around stack vent pipes, and flashing around base of chimney.
 Install new aluminum drip edge on all edges of roof, (choice of white or brown finish)

Install new CertainTeed "Winterguard" ice and water barrier under layment on all eaves of roof, around all roof penetrations, and in all valleys.
 Ice and water barrier to be installed two courses up on all eaves of roof, (approx. 6')

Cover remainder of roof area with new CertainTeed "Roof Runner" synthetic roof underlayment.

Install new CertainTeed ridge vent along entire peak of roof.

Install new CertainTeed swift start starter course shingle.

Install new CertainTeed Highland Slate architectural roof shingles, (Lifetime manufacturer's warranty, 2 years on all labor subject to manufacturer's limitations.) (All new roofing to be hurricane nailed, 6 nails per shingle)

Clean work area daily; remove all job related debris from job site.

We are fully insured, Rhode Island Lic#850 Mass. Lic#115715

We hereby propose to furnish labor and material complete in accordance with the above specifications, for the sum of: Ten thousand eight hundred dollars, (\$10,800.00)

With payments to be made as follows: \$800.00 with signed contract, \$5,000.00 on day work begins, final \$5,000.00 paid in full upon completion of all work.

All payments are to be made upon completion of work

All unpaid balances will be subject to reasonable attorney fees.

All labor is guaranteed to be completed in a workmanlike manner according to standard practices. Any alterations of or deviations from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All of these agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal will be withdrawn if not accepted within 30 days. B&R Fournier will not be responsible for lost signals on satellite dish or antennas attached to roof.



56 Oak St - looking NW



56 Oak St - looking south



56 Oak st - looking east