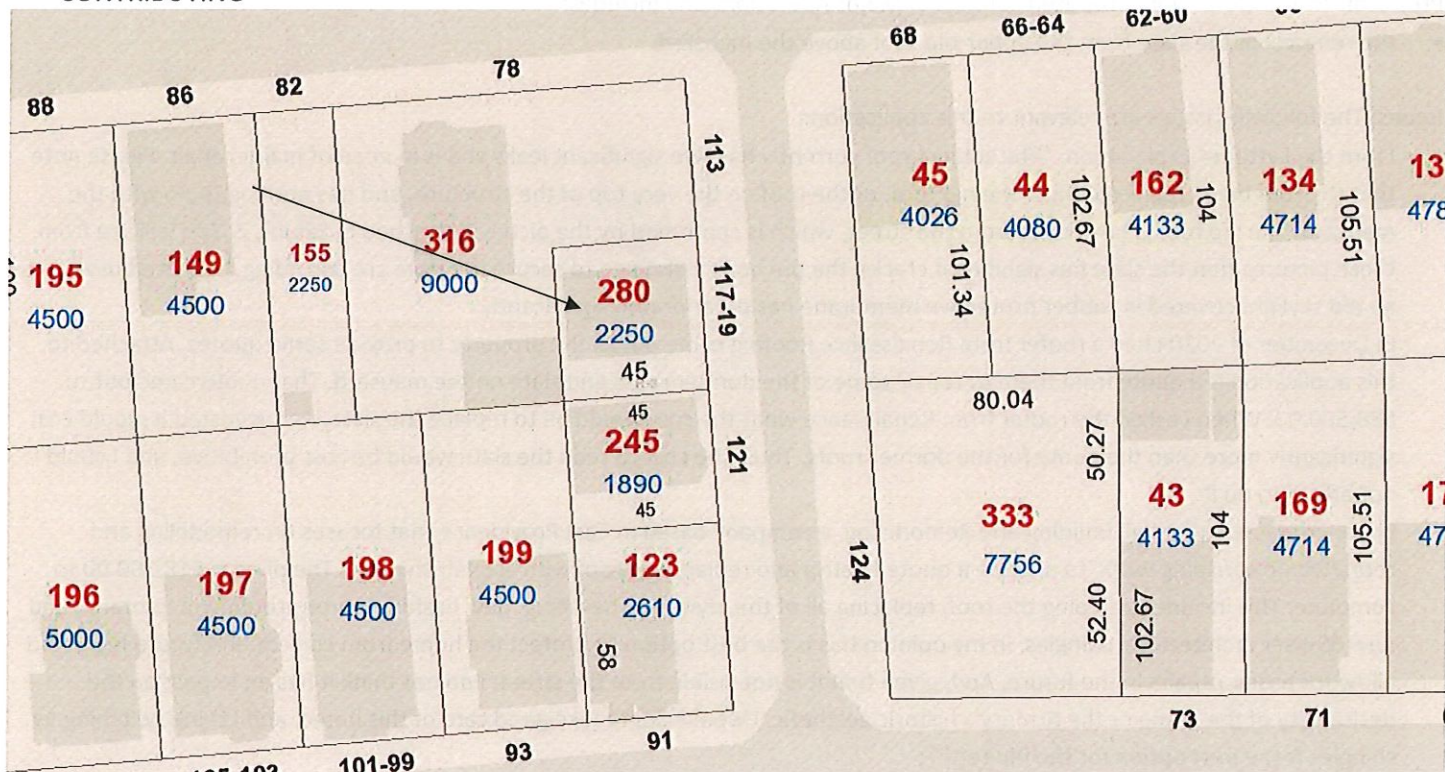


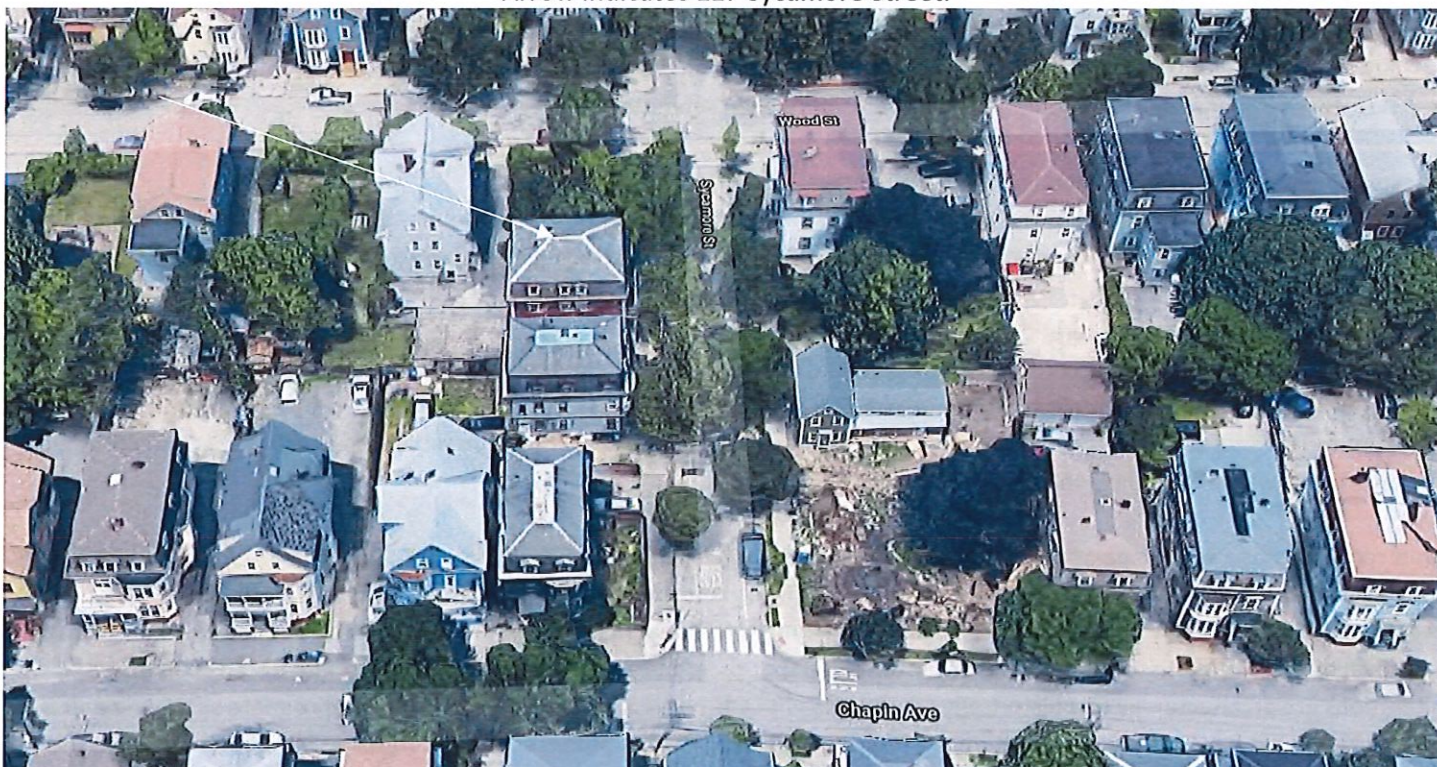
**7. CASE 21.141, 117 SYCAMORE STREET, House, c1870 (ARMORY)**

2½-story; slate mansard; clapboard double house; with gable dormers, and bracketed trim on cornice, 2-story bay, 1-story side-hall entry porch and 2<sup>nd</sup> story door-hood over porch.

CONTRIBUTING



Arrow indicates 117 Sycamore Street.



Arrow indicates project location, looking north.

**Applicant/Owner:** Tucker Watson, 27 Hillside Avenue, Providence, RI 02906

**Contractor:** Marshall Building & Remodeling, 152 Forbes Street, Riverside, RI 02915

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

- the removal of the slate from the upper-hip roof above the mansard.

**Issues:** The following issues are relevant to this application:

- From the Letter of Explanation: "The subject roof currently has two significant leaks and is in need of major repair. Please note that the roof being replaced is just the hip roof, or the roof on the very top of the structure, and has nothing to do with the mansard. The hip roof is not visible from the street, which is confirmed by the pictures attached in Exhibit 2. You will see from those pictures that the slate has significant cracks, the previous nails used to secure the slate are corroding, and what used to be an old skylight covered in rubber protective membrane has deteriorated significantly.

In December of 2020 I had a roofer from Renaissance Roofing come out to the property to provide some quotes. Attached to this application is a quote from them to repair some of the dormer roofs and slate on the mansard. That quote came out to \$38,500.00. When I asked the roofer from Renaissance what the cost would be to replace the slate, he suggested it would cost significantly more than the quote for the dormer roofs. Thus, the cost to redo the slate would be cost prohibitive, and I could not afford to do it.

I later contacted Marshall Building and Remodeling, a company based in East Providence that focuses on remodeling and roofs/windows/siding work, to provide a quote to strip and replace the roof with asphalt shingles. The price is \$18,100.00 to complete. This includes stripping the roof, replacing all of the plywood sheathing, new flashing, waterproofing membrane, and new 30-year architectural shingles. In my opinion this is the best option to protect the home from current and future leaks and allow for easier repairs in the future. And, given that it is not visible from the street, I do not think it has an impact on the desirability of the home or the Armory's historic aesthetic. I would like to take good care of this home, and I think switching to shingles is the best option for the hip roof.";

- The proposed modifications will not be visible from the public rights-of-ways and as so, Staff agrees that the proposal as submitted is the best way to move forward with the roof elements. Viable slates from the hip roof should be retained to use for future repairs on the mansard; and,
- A Letter of explanation, documentation and photos have been submitted.

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

- a) 117 Sycamore 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 Register Historic 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: as the proposed alterations are appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as the proposed modifications will not be visible from the public rights-of-ways.

**Staff recommends a motion be made stating that: The application is considered complete. 117 Sycamore 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 Register Historic District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as the proposed modifications will not be visible from the public rights-of-ways, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.**

Exhibit 9 – Letter of Explanation

This letter intends to explain the nature and rationale for the proposed roof replacement to be completed at 117-119 Sycamore St.

The subject roof currently has two significant leaks and is in need of major repair. Please note that the roof being replaced is just the hip roof, or the roof on the very top of the structure, and has nothing to do with the mansard. The hip roof is not visible from the street, which is confirmed by the pictures attached in Exhibit 2. You will see from those pictures that the slate has significant cracks, the previous nails used to secure the slate are corroding, and what used to be an old skylight covered in rubber protective membrane has deteriorated significantly.

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Tucker Watson

MODERN, HISTORIC, AND TRADITIONAL ROOFING



# RENAISSANCE ROOFING CO.

WOONSOCKET, RI 02895 • NORTHBRIDGE, MA 01534  
RI - 401.396.6759 • MA - 508.380.6539  
RI CONTRACTORS LIC. #24888 • MA CONTRACTORS LIC. # 165902  
WWW.RENAISSANCEROOFING.COM

## PROPOSAL

Proposal Submitted to:		Phone:	Date:
Tucker Watson		(401) 829-2864	03/21/2021
Address:		Email:	
119 Sycamore Street		tuckerhw1@gmail.com	
City:	State:	ZIP:	Sales Rep:
Providence	Rhode Island	02909	Jesse Marshall
Date of Proposal:	Proposal Good For:	Estimated Time To Perform Task Start To Finish:	
03/21/2021	30 Days	Approximately 12 Days	

## SCOPE OF WORK

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

### 1. Removal and installation of 5 dormer roof systems

- a) The slate around the metal roof will be removed as needed.
- b) Any compromised sheathing will be replaced as needed.
- c) The roof sheathing will be covered with 30# felt paper.
- d) The perimeter of the roofs will be wrapped with a copper drip edge.
- e) New 16 ounce locked and soldered red copper pans will be installed.
- f) All pans will be pre-tinned and cleated to the roof as needed.
- g) The removed slate will be reinstalled with any damaged pieces being replaced with like kind.
- h) All debris will be removed from site.

All material is guaranteed to be as specified, and all above work is to be performed in accordance with the drawings and specifications provided for the above work and completed in a substantial workmanlike manner for the agreed sum of: \$38,500

Payments to be made as follows: **1/3 DOWN, 1/3 HALFWAY AND THE LAST 1/3 DUE UPON COMPLETION**

Renaissance Roofing will secure necessary permits, comply with OSHA standards, and carry workers compensation and liability insurance. Renaissance Roofing warrants the work set forth above for ten years from the date of completion, reasonable wear and tear and acts of God excepted.

Any alteration or deviation from the above specifications involving extra cost will be an additional charge above and beyond the specified price. All agreements are

Respectfully Submitted By: **RENAISSANCE ROOFING**

By: **JESSE MARSHALL**

contingent upon weather, acts of God, strikes, accidents,  
or delays beyond our reasonable control.

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payments will be made as outlined above.

Name Of Customer: Tucker Watson

By: Jesse Marshall

Date: \_\_\_\_\_

Title: \_\_\_\_\_

03/21/2021

Signature Date

**Customer Signature:**







Done



Photo (5 of 20)









