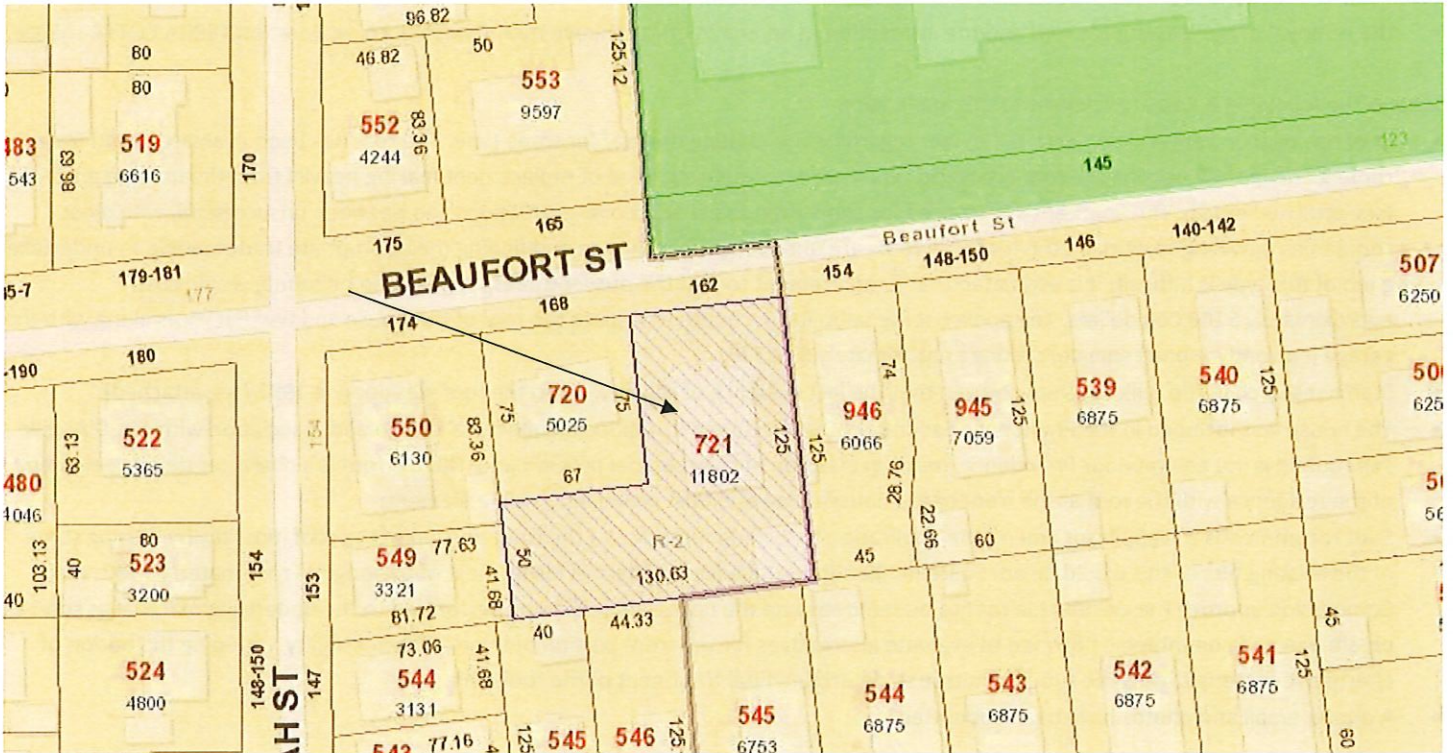
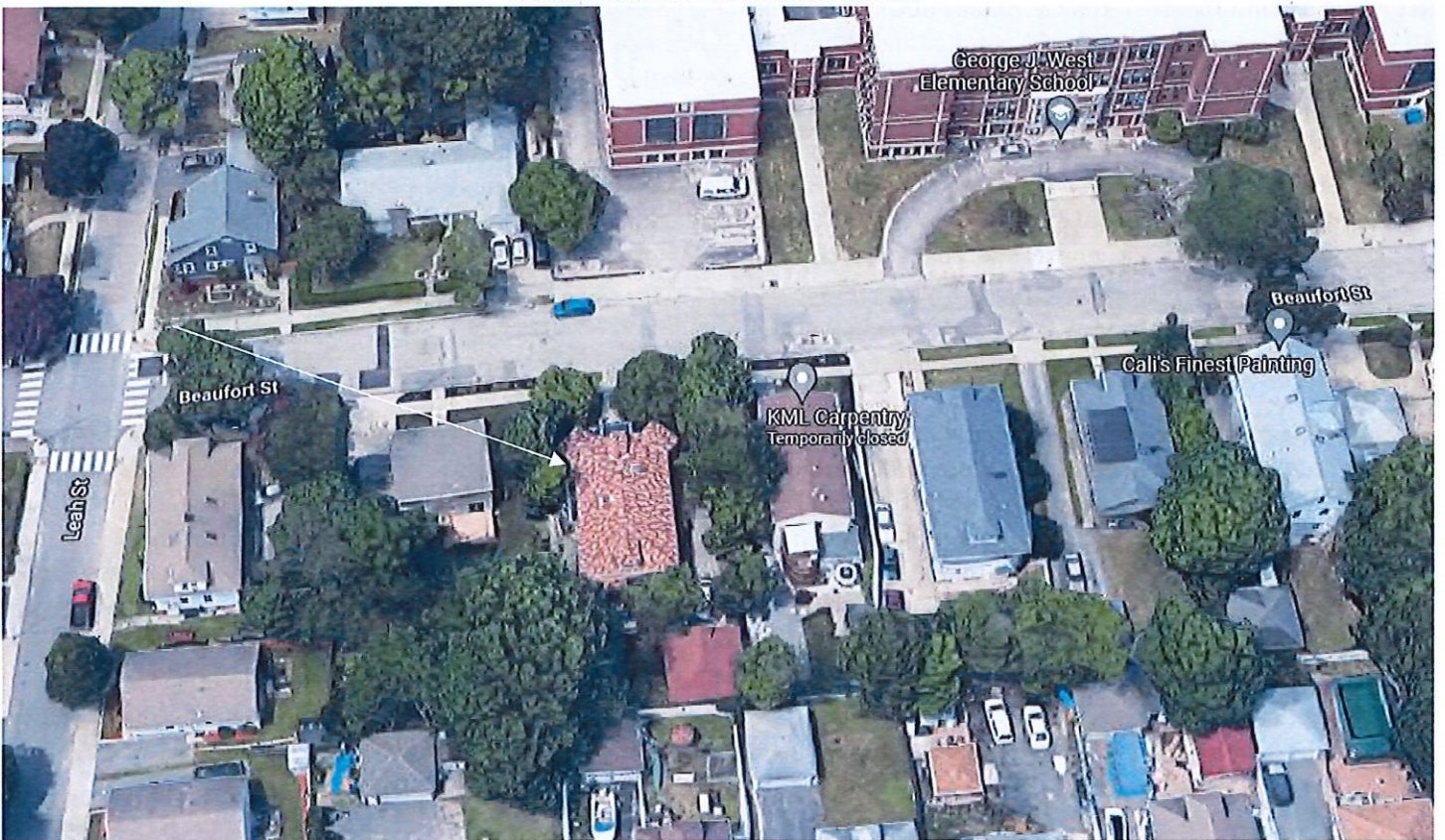


2. CASE 22.127, 162 BEAUFORT STREET, D'Angillo House, 1929 (PROV LANDMARKS DISTRICT-RESIDENTIAL)
Eclectic Style with Italian Renaissance elements. The home was built for Michele D'Angillo, the founder of Cal-Art.
CONTRIBUTING



Arrow indicates 162 Beaufort Street.



Arrow indicates project location, looking north.

Applicant/Owner: Tiffany Reed, P O BOX 406, Bellingham, MA 02019

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

- the removal of the existing tile roof and the installation of an architectural shingle roof, Owens Corning Duration TERRA COTTA shingle.

Issues: The following issues are relevant to this application:

- Staff has been in conversation with the owner regarding the existing tile roof for some time. The roof has been evaluated by RI Slate roofing and in their opinion the roof is beyond repair, and in desperate need of replacement leaking heavily from the flashing and field (see attached email). The applicant's have tried for some time to get additional evaluations and has been unsuccessful, with most companies unwilling to work on the roof. Tile roofs are uncommon for our area and finding the appropriate tradespeople to undertake a job of this type is difficult; It is estimated that a replacement roof, if the proper tradespeople could be found, would cost approximately \$100,000 dollars. The applicant has submitted a quote to replace the roof of the house and two flat roofs along with the garage (currently asphalt shingle) costing approximately \$32,325;
- Staff's research in the Building Dept showed that the last evidence of repair work to the roof was done in 1997 (see attached);
- The house was included in the Providence Landmarks District due to its unique architectural design and association with Mr. D'Angillo. Tile roofing is not common for Providence, making retention of this material problematic. The tile roof is a character defining element of the residence with the roof at the front of the house being the most prominent/visible element;
- Staff recommends the applicant amend the application to include retention of the front portion of the roof, possibly by reusing some of the existing tile, as this would be adequate mitigation to the adverse effect of losing most of the original roof materials with the Commission approve the existing tile roof to be removed and the necessary repairs be performed to the underlying material as soon as possible. A sub-committee be formed to evaluate alternatives for the front portion of the roof for feasibility, including the option of alternative materials, with the sub-committee to determine final treatment of the roof; and,
- A quote, email and photos have been submitted.

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

- a) 162 Beaufort Street is a structure of historical and architectural significance that contribute to the significance of the Providence Landmarks District-Residential local historic district. It is staff's opinion that the property may be eligible for individual listing on the National Register for architectural and local significance;
- b) The application for Major Alterations is considered complete for approval; and,
- c) The work as amended is in accord with PHDC Standard 8 as follows: as the proposed alterations as amended are appropriate having determined that the amended 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 district, due to the non-contiguous nature of the PLD. Removal of the character-defining roof will have an adverse effect on the historic resource, however the retention of the front portion of the roof is adequate mitigation to the adverse effect of said features and while diminishing the historic resource will not have an overall adverse effect on the property due to the extenuating circumstances of the lack of availability of the original roof material.

Staff recommends a motion be made stating that: The application is considered complete for review. 162 Beaufort Street is a structure of historical and architectural significance that contributes to the significance of the Providence Landmarks District-Residential. It is the Commission's opinion that the property may be eligible for individual listing on the National Register for architectural and local significance. The Commission grants approval of the proposal as amended having determined that the amended 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 district, due to the non-contiguous nature of the PLD. Removal of the character-defining roof will have an adverse effect on the historic resource, however the retention of the front portion of the roof is adequate mitigation to the adverse effect of said features and while diminishing the historic resource will not have an overall adverse effect on the property due to the extenuating circumstances of the lack of availability of the original roof material, with a sub-committee formed to evaluate alternatives for the front portion of the roof for feasibility, including the option of alternative materials, with the sub-committee to determine final treatment of the roof.

From: [dougrr11](#)
To: [Martin, Jason](#)
Subject: RE: 162 Beaufort
Date: Tuesday, October 18, 2022 4:33:38 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Upon inspecting 165 Beaufort street in Providence I found that the roof is in desperate need of replacement. I believe the underlayment to be completely disintegrated under the tile roof. I will. I was up in the attic after a rain or snow storm and it was leaking it was leaking in more places that I could count. Not just around flashing but in the field of the tiles. I recommend this roof should be completely replaced.

Sent via the Samsung Galaxy Note10+, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: "Martin, Jason" <jmartin@providenceri.gov>
Date: 9/28/22 8:44 AM (GMT-05:00)
To: 'Tiffany Reed' <[REDACTED]>, dougrr11 <[REDACTED]>
Subject: RE: 162 Beaufort

Hi Tiffany -

We need to submit the application and get you on a docket for the Commission's monthly meeting (next meeting is Oct 24th, filing deadline is Oct 11th). A quote for repairs and/or an evaluation of the situation for the roof is best. The meeting is in person or by zoom, so if Doug could appear either way to ask questions, would be ideal. Also I would submit a quote for what the new a replacement tile roof would cost and the cost for a replacement asphalt shingle roof. There's also a \$100 application fee for this.

Please let me know if there are additional questions.

Stay safe,
J

-----Original Message-----

From: Tiffany Reed <[REDACTED]>
Sent: Wednesday, September 28, 2022 7:16 AM
To: Martin, Jason <jmartin@providenceri.gov>; dougrr11 <[REDACTED]>
Subject: 162 Beaufort

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jason and Doug,
I wanted to reach out as I complete the application for the preservation society. Have you two

had a chance to connect? Doug, I really appreciate your willingness to provide your expertise. I spoke to Jesse and he would rather not get involved because you are.

Jason, what is needed to bring the preservation committee? A quote, or would an email from Doug or a phone conversation suffice?

Thanks to you both,
Tiffany

Tiffany Reed
215-531-0500



ROOFING

Do It Once Do It Right



9-12-2022
Tiffany Reed
162 Beaufort st
Providence RI
215-531-0500
Tiffanyreed@gmail.com

Estimate to Strip and Reroof

- Spanish tile will be removed and decking will be stripped down to sheathing
- Two courses of ice and water barrier will be installed from eaves up, covering entire roof
- Starter strip will be installed on eaves and gables
- Matching color ridge cap will be installed over hips
- White/brown/mill 8" drip edge will be installed at eaves and gable ends
- Bathroom vents will be installed as needed
- New pipe flanges will be installed
- Skylight will be removed, and boarded over
- six nails per shingle are standard
- Tarps will be hung to protect side wall and plants from damage

- All debris will be removed from premises; with dumpster included in price
- After roof is complete, magnets will be run around to pick up majority of nails

Please keep in mind:

- Leaf blowers will be used on the premises: driveway, walkways, and gutters will be cleaned with blowers.
- Most old roof debris is recycled
- If your roof project is more than one day, the property will be cleaned as much as possible on the first day when old shingles are removed, and a final cleanup will occur at the project's completion

TO INCLUDE NEW 5 INCH GUTTERS WOULD BE 2,750.00

TO INCLUDE THE 2 FLAT ROOFS WITH NEW RUBBER ROOFS ADD 1,875.00

TO ADD THE GARAGE ROOF STRIP AND RESHINGLE 5,850.00

MAIN HOUSE ROOF Owens Corning Duration TERRA COTTA 21,850.00

<https://www.owenscorning.com/roofing/shingles/trudefinition-duration/>

[https://dcpd6wotaa0mb.cloudfront.net/mdms/dms/Roofing/10023873/10023873-Standard-Product-Limited-Warranty-\(Shingles-%2B-Accessories\).pdf?v=1576656453000](https://dcpd6wotaa0mb.cloudfront.net/mdms/dms/Roofing/10023873/10023873-Standard-Product-Limited-Warranty-(Shingles-%2B-Accessories).pdf?v=1576656453000)

(All discounts applied)

(Permits are included in price)

- **To Address any rotted fascia Will be at a cost of \$12 per foot**
- **To address any rotted soffit will be at a cost of \$14 per foot**

Add-ons:

Any rotted roof boards that need to be replaced will add \$5.00 per foot or \$ 110.00 per sheet of plywood

STATEMENT OF WORK AGREED TO AND ACCEPTED BY:

M&J HOME IMPROVEMENT, INC.

By _____ By _____

OWNER(S) DULY AUTHORIZE PROJECT AND AGREE TO TERMS AS NOTED ABOVE:

By _____ By _____ (Signature(s))

ADDITIONAL INFO

5 YEAR LABOR WARRANTY AGAINST LEAKS AND BLOW OFF SHINGLES WILL FOLLOW COMPLETION. IF YOU HAVE YOUR ROOF SHOVELED AFTER COMPLETION, THIS WILL NOT AFFECT YOUR WARRANTY.

TARPS WILL BE HUNG TO PROTECT SIDE WALL AND PLANTS FROM DAMAGE; ALL DEBRIS WILL BE REMOVED FROM PREMISES; A DUMPSTER IS INCLUDED IN THE PRICE. AFTER ROOF IS COMPLETE, MAGNETS WILL BE RUN AROUND TO PICK UP ALMOST ALL NAILS.

INCLUDED WITH COST IS PERMIT

PLEASE DO NOT THROW ANY OTHER MATERIALS IN DUMPSTER ONLY ROOFING MATERIALS MOST OF THE OLD ROOF MATERIAL IS RECYCLED THIS IS WHY NOTHING OTHER THAN SHINGLES AND SOME WOOD MATERIALS THAT COME FROM ROOF WE DO RENT DUMPSTERS

BY LETTING US WORK AT YOUR HOUSE WE PUT OUT A SIGN FOR ADVERTISEMENT AS WELL AS THE MATERIAL SUPPLIER TO FIND THE HOUSE EASIER THE SIGN CAN BE THROWN AWAY AT YOUR LEISURE

WHEN SHINGLES ARE NAILED THEY WILL BLOW OF CHIPS OF WOOD ON THE BACK SIDE OF THE ROOF BOARDS THIS IS NORMAL

THERE IS A POSSIBLE CHANCE DEBRIS COULD FALL INTO ATTIC AREA

IF YOU HAVE ALABERATE LANDSCAPE SUCH AS PAVERS OR STONE IF A SHINGLE HAPPENS TO HIT MATERIAL WE WILL USE A WHILE BRUSH AND ORANGE CLEANER TO REMOVE TAR MARK. SO DURING

CONSTRUCTION PLEASE DO NOT WORRY ABOUT A MARK IF YOU SEE ONE IT WILL BE REMOVED OR IF YOU SEE ONE AFTER COMPLETION PLEASE NOTIFY ME ITS AND EASY CLEAN. ORANGE CLEANER IS SOMETHING MECHANICS USE TO CLEAN THERE HANDS AFTER WORKING ON CARS DOES NOT STAIN, THIS ALSO HAPPENS TO THE SIDWALL OF THE HOME SOMETIMES WE FOLLOW THE SAME ORANGE CLEANER METHOD.

THERE IS A POSSIBLE CHANCE DURING INSTALL THAT A PIECE OF PLASTIC COULD BLOW INTO TREES AND MIGHT NOT BE ABLE TO REACH IT

IF YOUR ROOF IS INSTALLED BETWEEN NOV-MARCH IT COULD TAKE UP TO 2 WEEKS FOR THE SHINGLES TO STICK

PLEASE KEEP IN MIND THAT LEAF BLOWERS WILL BE USED ON THE PREMISES: DRIVEWAY, WALKWAYS, AND GUTTERS WILL BE CLEANED WITH BLOWERS.

MOST OLD ROOF DEBRIS IS RECYCLED.

IF YOUR ROOF PROJECT IS MORE THAN 1 DAY, THE PROPERTY WILL BE CLEANED AS MUCH AS POSSIBLE ON THE FIRST DAY WHEN OLD SHINGLES ARE REMOVED AND THEN A FINAL CLEANUP WILL OCCUR AT THE END OF THE PROJECT.

RELATIVE TO ICE DAMS, M AND J CANNOT WARRANTY AGAINST ICE DAMS OR ROOF COLLAPSE. HOWEVER, I CAN RECOMMEND WAYS OF PREVENTING ICE DAMS; SPECIFICALLY, USE A HIGHER GRADE OF ICE AND WATER SHIELD AT AN ADDITIONAL COST - NOT AUTOMATICALLY INCLUDED IN THIS QUOTE SINCE YOU MAY NOT HAVE A PROBLEM WITH ICE DAMS. SHINGLES USED FOR THE ROOF WILL BE A LIFETIME ARCHITECTURAL SHINGLE; MATERIAL WARRANTY IS TRANSFERABLE UP TO 10 YEARS. LANDMARK PRO CERTAINTTEED HAVE A BASIC 10 YEAR WARRANTY. LANDMARK PRO HAS A 15 YEAR ALGAE GROWTH AND STREAK WARRANTY WARRANTY.

M & J HOME IMPROVEMENT, INC. P O BOX 406 BELLINGHAM, MA 02019
Matthew Sullivan, President Mass H.I.C 170367 CSL 105234774-242-3913 877-766-3189
RHODE ISLAND REG 44239

INSPECTOR OF BUILDING'S DEPARTMENT

Date Sept. 15/28 Permit No. 2465
 Location 162 Beaufort St.
 Ward 10 Plat 64 & 94 Lot 536&547, 548
 Owner Michael D'Agnillo
 Architect Francis Chiaverini
 Builder
 Material Concrete Blocks
 Nature of work New
 Number of buildings One
 Number of stories One
 To be used for Private Garage (1)
 Number of families
 Fire district Second

Rand Kardex 112-15462

INSPECTOR OF BUILDING'S DEPARTMENT

Date July 11, 1928 Permit No. 1799
 Location 162 Beaufort St.
 Ward 10 Plat 64-94 Lot 536-547-548
 Owner Michele D'Angillo, 54 Waller St.
 Architect
 Builder
 Material Wood
 Nature of work New
 Number of buildings One
 Number of stories One
 To be used for Dwelling
 Number of families One
 Fire district Second

Rand Kardex 112-15462

INSPECTOR OF BUILDINGS DEPARTMENT

DATE Jan. 12, 1955 PERMIT NO. 20
 LOCATION 162 Beaufort St.
 WARD 6 PLAT 64 LOT 536
 OWNER Peter Campisano
 ARCHITECT
 BUILDER Owner
 MATERIAL Cinder Block
 NATURE OF WORK Erect an addition at right hand side
 NO. OF BLDGS. 12'-0" x 20'-5" and rear 4'-0" x 24'-0"
 NO. OF STORIES 1
 TO BE USED FOR Garage 2 Cars
 NO. OF FAMILIES
 FIRE DISTRICT

INSPECTOR OF BUILDING'S DEPARTMENT

Date Aug. 19/35 Permit No. 1621
 Location 162 Beaufort St.
 Ward 6 Plat Lot
 Owner Michelle D'Agnillo
 Architect
 Builder owner
 Material Masonry
 Nature of work Add balcony
 Number of buildings 1
 Number of stories 1 1/2
 To be used for Dwelling
 Number of families 1
 Fire district Second

200-RECORDED PLAN DIV. 11 112-4013

DEPARTMENT OF INSPECTION & STANDARDS

DATE 6-11-97
 LOCATION 162 Beaufort ST
 WARD 6 PLAT 94 PERMIT NO. 1919
 OWNER MRS. Benoit LOT 536
 ARCHITECT
 BUILDER Economy Bldg
 MATERIAL 5b
 NATURE OF WORK repair clay tile roof
 NO. OF BLDGS. 2
 NO. OF STORIES 2
 TO BE USED FOR one (1) family
 NO. OF FAMILIES one (1) family
 FIRE DISTRICT



