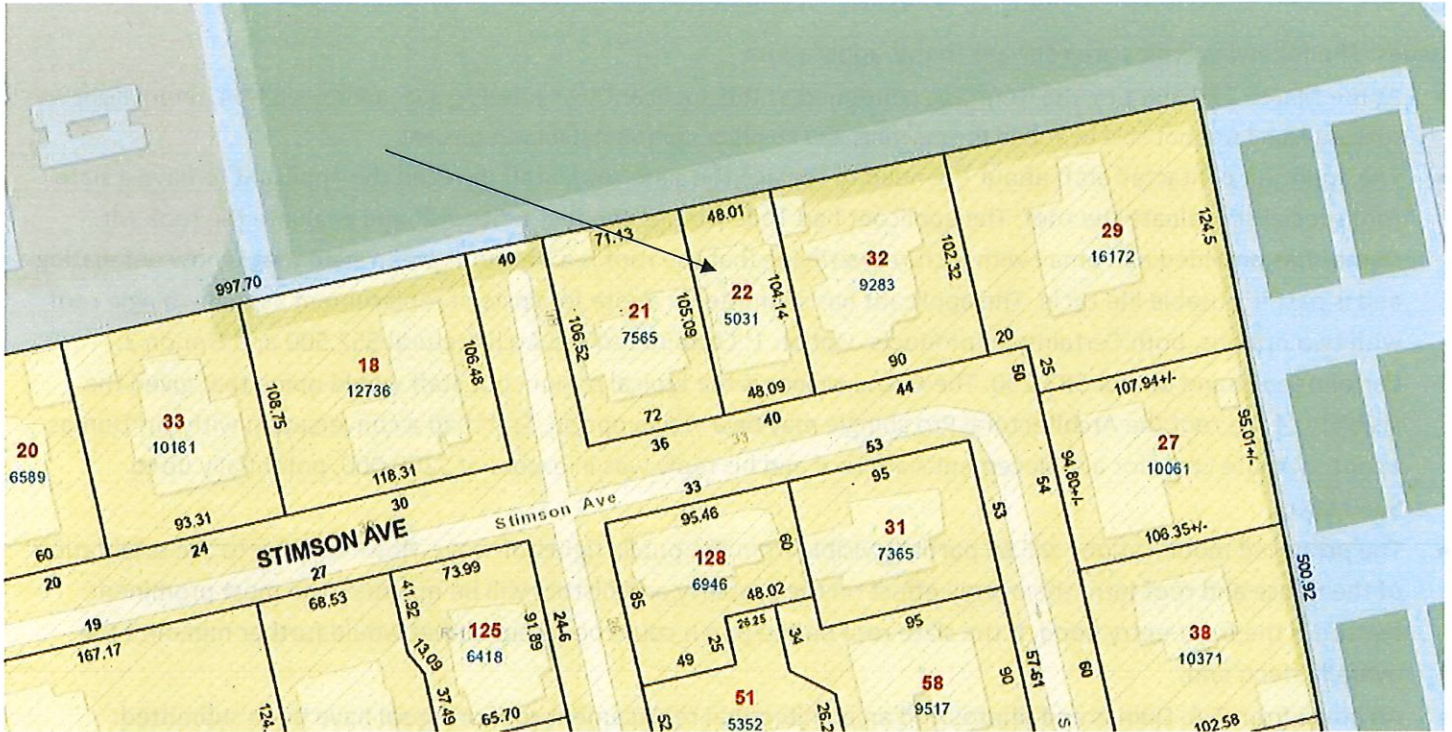


PROJECT REVIEW

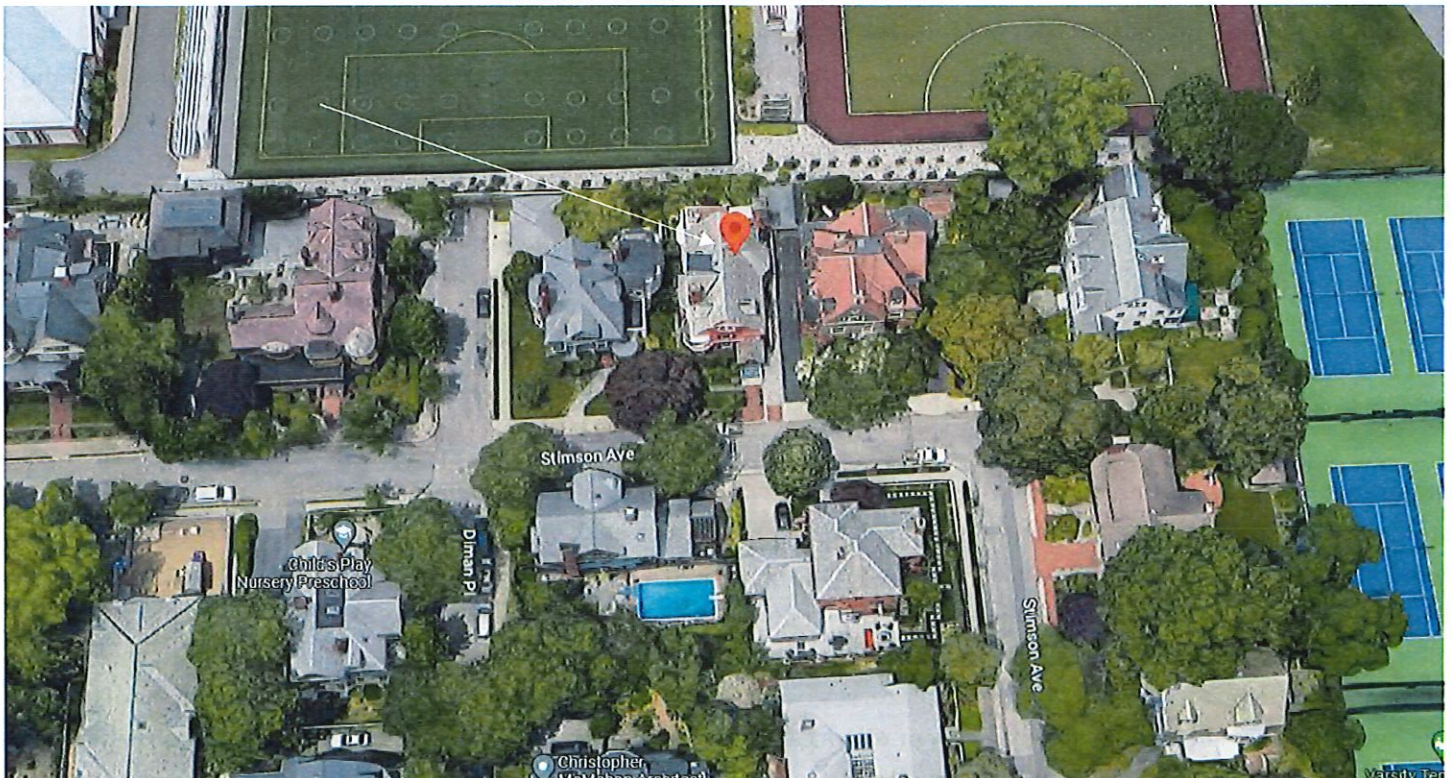
1. CASE 23.027, 40 STIMSON AVENUE, Edward S. Clark House, 1892 (STIMSON)

Shingle Style, 2 ½ stories, faced in brick on the first floor and shingles on the second, carrying a cross-gabled slate roof; gabled entrance porch with bargeboards; varying treatment of window paning (some casement-hung).

CONTRIBUTING



Arrow indicates 40 Stimson Avenue.



Arrow indicates project location, looking north.

Applicants/Owners: Robin & Dan Halprin-Ruder, 40 Stimson Avenue, Providence, RI 02906

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

- the replacement of the existing slate roof with an architectural shingle roof.

Issues: The following issues are relevant to this application:

- At the March 27th meeting the item was continued as the applicant was traveling and unfortunately his return flight was cancelled, and was not able to attend the meeting, and no other representation was present;
- The applicant contacted staff about the need to replace the slate roof. Staff directed the applicant to have a slate roof specialist evaluate the roof. The applicant had Todd Dumas conduct a site visit and evaluate the roof. Mr. Dumas has provided an email with pictures verifying that the roof is a Vermont green slate that is now defoliating and is past its usable life cycle. The applicant has submitted a quote for costs of replacement asphalt-shingle roof with two options, both Certainteed products: Option 1: Certainteed Pro Architectural \$52,500 and Option 2: Certainteed Grand Manor \$83,250. The Grand Manor is the typical option, but staff would opine that given the visibility of the roof the Architectural Pro shingle may be a viable option. Staff had a conversation with Mr. Dumas about estimate costs for a replacement slate roof and his reply was in excess of \$200,000, potentially up to \$250,000;
- The proposed modifications will be partially visible from the public rights-of-ways. However, due to the orientation of the house and roof form the overall effect on the property and district will be minimal. The most prominent feature is the front entry hood. If the slate roof on the porch could be retained that would further minimize the overall effect; and,
- An email from T.A. Dumas and photos and an architectural replacement roof proposal have been submitted.

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

- a) 40 Stimson Avenue is a structure of historical and architectural significance that contribute to the significance of the Stimson Avenue local historic district, having been recognized as a contributing structure to the Stimson Avenue 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications will be minimally visible from the public rights-of-ways.

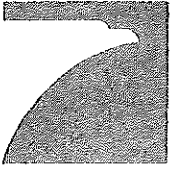
Staff recommends a motion be made stating that: The application is considered complete. 40 Stimson Avenue is a structure of historical and architectural significance that contribute to the significance of the Stimson Avenue local historic district, having been recognized as a contributing structure to the Stimson Avenue 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications are minimally 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.

Martin, Jason

From: Todd Dumas <tadco11@cox.net>
Sent: Tuesday, March 7, 2023 7:00 PM
To: Martin, Jason; Dr Dan Halpren-Ruder
Subject: [EXTERNAL] Slate roof inspection

Gentlemen, I have inspected the slate roof at 40 Stimpson Street as requested. I have attached only a few photographs. It was obvious that the existing slate should be removed as soon as possible. Typically, Sea Green slate has a life expectancy of 100 years so has now failed with age. Unfortunately, the slates are soft, delaminating and shedding its layers. I found numerous pieces scattered on the ground. Please review the attached photos and feel free to call if you have any questions.

Thank you,
Todd Dumas
Cell # 401-864-3232



Eagle Cornice Co., Inc.

Full Service Roofing and Sheet Metal Contractor Since 1901

"AN EQUAL OPPORTUNITY EMPLOYER"

89 Pettaconsett Ave.
Cranston, Rhode Island 02920-7988
Tel (401) 781-5978
Fax (401) 781-6570
www.eaglecornice.com

DATE January 25, 2023
OWNER/ Halpren-Ruder
CUSTOMER: 40 Stimson Avenue
ADDRESS: Providence, RI 02906

R.I. REGISTRATION #: 3682

Eagle Cornice Co., Inc. (hereinafter referred to as "Eagle Cornice") proposes to perform and furnish the labor, materials, insurance, supervision, equipment and warranty herein together referred to as the "Work") described herein for:

PROJECT: **RE: Re-roofing 40 Stimson Avenue, Providence (REVISED)**

A. SCOPE OF WORK:

The following proposal pertains to stripping the existing slate, modified, single-ply and shingle roof systems per walk through.

Sloped Roofing:

- 1) Assemble a scaffold system surrounding areas of steep slope per current safety standards.
- 2) Protect all grounds and gardens daily, clean all grounds at the conclusion of daily work.
- 3) Strip all roof systems down to the substrate and prepare for new roof system installation.
- 4) Install a new architectural roof system per manufacturer's current standards and details. The new roof system being installed will be to the current building code. Including all ice & water barrier, synthetic underlayment, aluminum drip edge alternate copper pricing upon request),fastening, cut valleys, starter strip, and ridge cap.
Note: Shingle style and color are to be determined, Priced accordingly.
Note: This system is based on the assumption that no historical aspects of the building are required to be maintained.
- 5) New flashings to be installed at all penetrations and chimney's.

Flat Deck Roof:

- 1) Remove the existing decking and save for re-installation. Note, this proposal excludes the installation of a new deck system if necessary.
- 2) Strip the existing EPDM membrane to the substrate and dispose.
- 3) Install a new single ply reinforced EPDM roof system over the substrate.
- 4) Flash rail post to make water tight.
Note: Proposal excludes painting, plumbing, HVQAC, carpentry and electrical.
Note: This price is reflective of the current pricing and due to the current volatility, price is subject to change after 30 days.
Note: Material availability and scheduling will be determined at time of order. All roofing is weather permitting.

Shingle options provided in this proposal include:

Certainteed Landmark Pro Architectural, (literature provided.)	Price: 52,500.00
Certainteed Grand Manor. (literature provided)	Price: 83,250.00

B. CONTRACT PRICE: Eagle Cornice shall perform the Work for

Payment of the Contract Price shall be paid as follows:

- C. TERMS AND CONDITIONS: The terms and conditions set forth on the reverse side are a part of this proposal.
- D. OTHER FORMS: Owner/Customer's requirement that another contract form be used shall, at Eagle Cornice's option, void this proposal.
- E. This proposal is subject to revision or withdrawal by Eagle Cornice for any reason until communication of



53 Stimson Ave
40 Stimson Ave

Providence, Rhode Island

Google Street View

Nov 2022 See more dates



Image capture: Nov 2022 © 2023 Google



32 Stimson Ave
40 Stimson Ave

Providence, Rhode Island
Google Street View
Nov 2022
See more dates

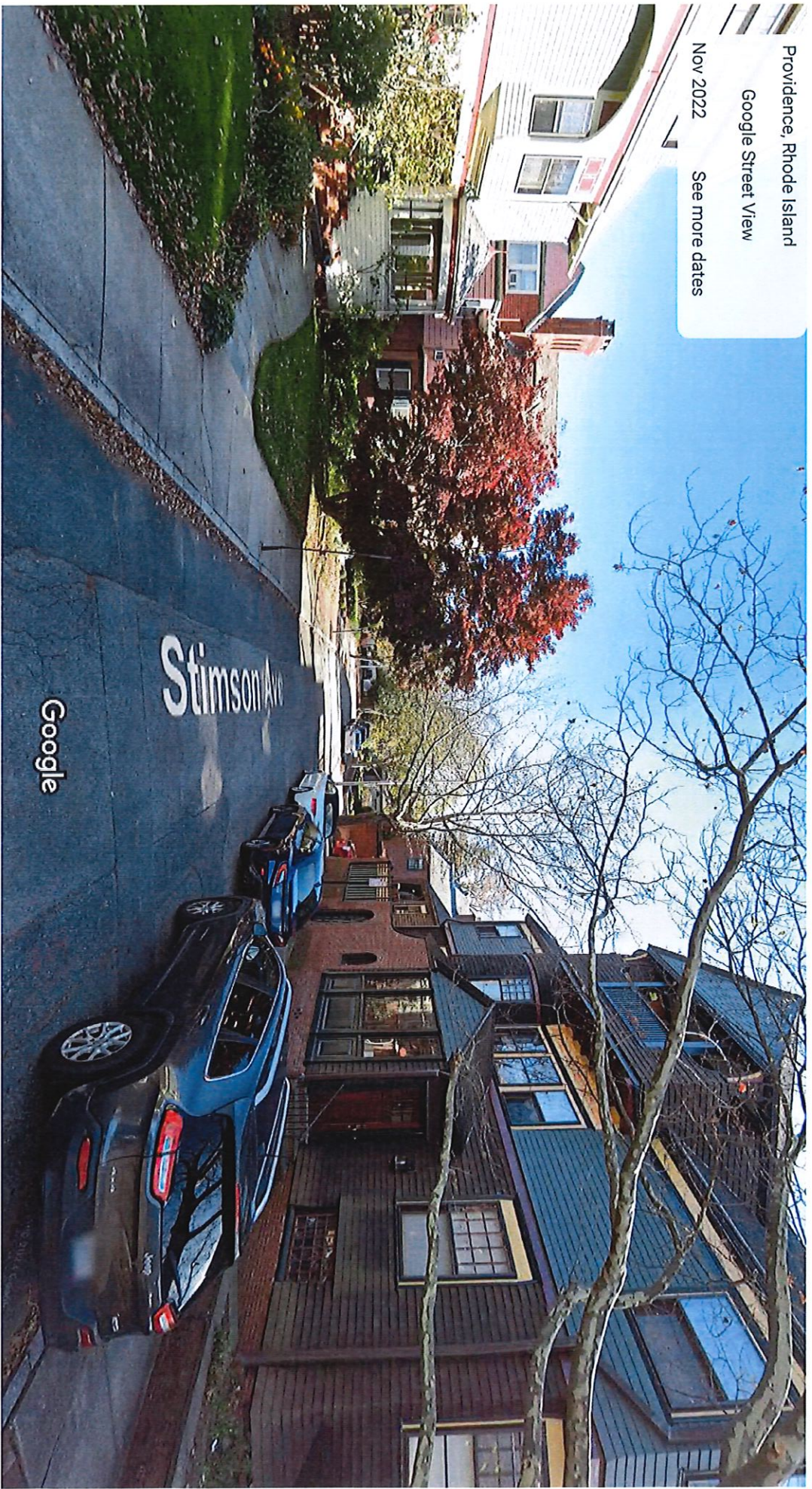


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