

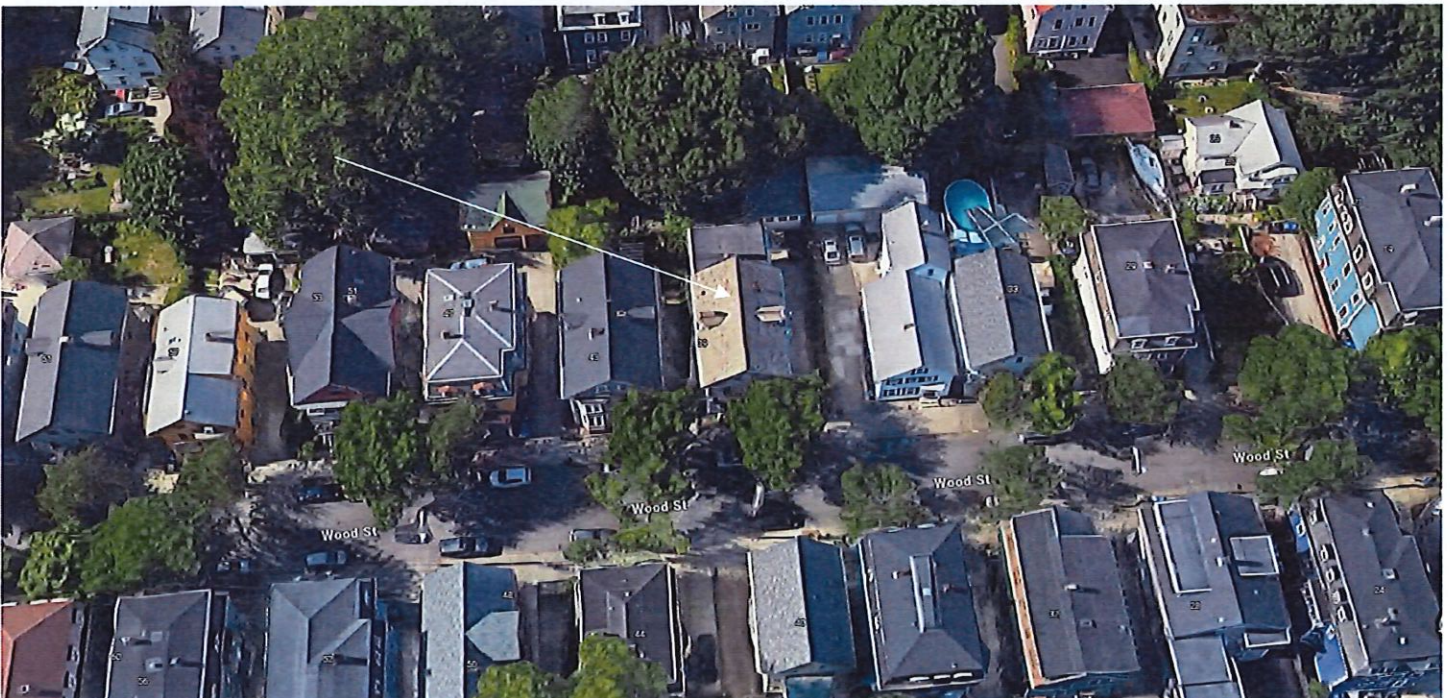
5. CASE 23.110, 39 WOOD STREET, House, post1870 (ARMORY)

House ca 1870: 2½-story; mansard; clapboard sidehall-plan house; with gabled dormers, molded window caps, and bracketed trim on-cornice, 2-story bay and entry hood. 20th C. garage, rear.

CONTRIBUTING



Arrow indicates 39 Wood Street.



Arrow indicates project location, looking north.

Applicant: Jason Williams, 39 Wood Street, Providence, RI 02909

Owner: Katherine Baysinger, 39 Wood Street, Providence, RI 02909

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:

- 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 RI Slate Roofing conduct a site visit and evaluate the roof. An email with pictures verifying that the roof is a Vermont green slate that is now defoliating and is past its usable life cycle. RI slate Roofing recommend removal and estimates a new slate roof to be approximately \$100,000. The applicant has submitted a quote for costs of replacement asphalt-shingle roof from Robinson Roofing for approximately \$29,500;
- 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; and,
- An email from RI Slate Roofing and photos and an architectural replacement roof proposal from Robinson Roofing have been submitted.

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


- a) 39 Wood 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications will be minimally-not visible from the public rights-of-ways.

Staff recommends a motion be made stating that: The application is considered complete. 39 Wood 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications are minimally-not 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.

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ESTIMATE
Rhode Island Slate Roofing



Appe Road • North Smithfield, RI 02896
401.255.2003 • Fax: 401.356.0629
RI Contractors Lic. #38671
www.rislateroofing.com

Estimate Submitted to: Jason 1706-247-6727		Work Performed at: 39 Wood Street Providence RI 02907	
DATE	DATE OF PLANNED SVC*	PROPOSAL GOOD THRU	ARCHITECT
August 30, 2023			
<p>WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND THE LABOR NECESSARY FOR THE COMPLETION OF:</p> <p>Upon inspecting the property at 39 Wood St. in Providence I found that a company consisting of two guys starting ripping off huge sections of the slate roof. They were there just to give a price and had no business tearing off the roof. Upon inspecting the inside and seeing how many active leaks there actually are and that roof and with the current situation I recommend that the roof gets ripped off all of the way to the sheathing that way rotted boards can be changed and mold can be correctly taken care of. This would be very costly to do followed by a brand-new slate roof.</p> <p>To remove both layers of roofs down to the decking and replace all rotted wood and then ice and water in paper the roof. Then to install copper and all of the valleys and put a brand-new slate roof onto manufacturer specs would cost around hundred thousand dollars. I do not recommend going back slate at this point. The driveways are too close to the house and if any slate falls it is going to damage a vehicle.</p>			
<p>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 to be completed in a substantial workman like manner for the agreed sum of \$</p> <p>Payments to be made as follows:</p>			
<p>*Any alteration or deviation from the above specifications involving extra cost will be executed upon written order and will become an additional charge above and beyond this estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.</p>		<p>Respectfully Submitted By: Douglas Weiker</p> <p>Per: _____</p>	
<p>ACCEPTANCE OF ESTIMATE 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.</p>			
DATE: _____		SIGNATURE: _____	
DATE: _____		SIGNATURE: _____	











Robinson Roofing Inc.

15 Eben Brown Ln.
Central Falls, RI 02863
401-722-5729
robinsonroofinginc@gmail.com
https://www.robinsonroofpros.com/

Proposal

ADDRESS
Jason Williams 39 Wood st Providence, RI 02909

SHIP TO
Jason Williams 39 Wood st Providence, RI 02909

PROPOSAL#	DATE
2313	08/11/2023

DESCRIPTION
<p>New Shingle and Modified Bitmans Roof on House.</p> <p>roof work description:</p> <p>NOTE: Back flat rubber roof is not included in price.</p> <p>We hereby submit specifications and estimate for a new shingle roof system. Remove existing roof down to wooden substrate. Note: Replacemnt of ail deteriorated wooden substrate will be performed at the rate of \$3.50 per linear ft. Attach new ice and water barrier (Winter Guard) at drainage edge of roof, valleys, along base of chimney, around vent pipes and skylights. Install new aluminum drip edge at all rakes and eaves. Apply one layer of Roof Runner felt over entire roof. Furnish and install a new Limited Lifetime LandMark Series* shingle roof system using 1.5" roofing nails (shingles are to be hurricane nailed). See enclosed Certainteed Limited Warranty. Supply and install new flashing at all vent pipes. Furnish and install new ridge vent at peak of roof. Clean out gutters to ensure that they are free flowing.</p> <p>Extra work INCLUDED in price.</p> <ol style="list-style-type: none"> 1- Install new modified bitmans roof and trim metal on two entry roofs and two bay windows roofs. 2- Remove siding from sides of two dormers. Install new step flashing and re install existing siding. 3- Install 1/2" plywood decking over existing wood decking on top main roof. <p>CLEAN UP AND WARRANTY: Clean and remove all job-related debris. -DUMPSTER IS FOR ROOFING MATERIAL ONLY!!! Robinson Roofing is to provide a 12 year "Sure Start Plus" warranty on all work performed.</p> <p>Please flip page for rest of proposal.</p>

DESCRIPTION

ATTIC:

- PLEASE BE ADVISED that the process of replacing a roof system may cause vibrations to the attic below resulting in the disturbance of dust and debris. The owner of the structure shall be responsible for covering objects that may be damaged by falling dirt and/or debris.

PAYMENTS:

Payment to be made as: 1/3 due at start, 1/3 upon half completion, and balance due upon completion.

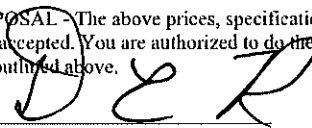
We Propose herby to furnish material and labor -- complete in accordance with the above specifications. All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only with customer approval, and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

TOTAL

\$29,500.00

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are herby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature: _____



Accepted By

Accepted Date