

Applicant/Owner: Nick Horner, OpenDoorsRI, 485 Plainfield Street, Providence, RI 02909

Architect: Kevin Diamond, 244 Weybosset Street, Providence, RI 02906

Contractor: Providence Realty Development, 244 Weybosset Street, Providence, RI 02906

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

- the replacement of the existing mansard 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 HMR Construction Inc (T.D. Dumas) conduct a site visit and evaluate the roof. A quote verifying that the roof is a Vermont grey slate that is now defoliating and is past its usable life cycle. HMR recommends removal and estimates a new slate roof to be approximately \$71,300. There are three proposals for the replacement asphalt-shingle roof:

1. Certainteed Carriage House;
2. Certainteed Grand Manor; and,
3. GAF Royal Sovereign approximately \$19,000 (ASAP Roofing).

Staff recommends Option 3 in a Nickel Gray color;

- The property was acquired with Federal dollars (CDBG) and this scope-of-work is also being reviewed by the RI Historical Preservation & Heritage Commission;
- The proposed modifications will be visible from the public rights-of-ways; and,
- Quotes from HMR Construction Inc, ASAP Roofing and GAF brochure sample have been submitted.

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

- a) 572 Elmwood Avenue is a structure of historical and architectural significance that contribute to the significance of the South Elmwood local historic district, having been recognized as a contributing structure to the Elmwood 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. 572 Elmwood Avenue is a structure of historical and architectural significance that contribute to the significance of the South Elmwood local historic district, having been recognized as a contributing structure to the Elmwood 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.

HMR CONSTRUCTION INC

P.O. Box 40162

Providence, RI 02940-0162

401-347-5009

hugo7504@gmail.com

Estimate

ADDRESS
Providence Architecture & Building Company 244 Weybosset Street Providence, RI 02903-3732

ESTIMATE #	DATE	
1140	05/16/2023	

SUB-CUSTOMER

572 Elmwood Ave. pricing

DESCRIPTION	AMOUNT
Listed below you will find budget pricing for various options	
1. Rip and dispose of the existing slate roofing on the mansard and install standard architectural shingles. This includes the dormer tops. Price includes staging and/or an aerial lift. Flashings will be required at the dormer sidewalls. Estimated at 30 sqs.	53,300.00
2. ADD ALTERNATE: If roof slate is required a Vermont Grey should be used. Add \$18,000.00 to the amount above.	
3. ADD ALTERNATE: Copper panels on the 14 dormer tops. *copper panels should be installed only if slate roofing is used. Add \$16,800.00 to amount above.	
4. We will apply 2 coats of the Gaco roof coating system in the built-in trough gutters and the ledge above the balustrade. Staging and/or an aerial lift will be required and is included in step #1. I've included 8 new copper drain outlets with a soldered flange to replace the old.	25,200.00
GENERAL NOTES: *Prices subject to change when a more defined scope is available. *Permit fees not included. *We are not responsible for any rotted wood replacement. *Condition of the upper roof and other various areas not known at this time. *Dumpsters supplied by GC	
TOTAL	\$78,500.00

Accepted By

Accepted Date

ASAP Roofing + Construction LLC
 14 WALNUT ST.
 WARWICK, R.I. 02888
 Tel: 855-8900

828868

R.I. Reg # 48467

(Quote Valid For 30 Days)

PROVIDENCE ARCHITECTURAL BUILDING CO.
 572 E. NWOOD AVE
 PROVIDENCE, R.I. 02903

ORDER NUMBER: 868 DEPARTMENT: Roofing PROJECT: 509 South St. DATE: 5/26/23

- | QUANTITY | DESCRIPTION | PRICE | AMOUNT |
|----------|--|-------|--------|
| ⊗ | Strip entire Mansard of slate tiles, cleanup & disposal of slate! | | |
| ⊗ | All Areas will install Ice + water barrier, starter strip on all 4 sides | | |
| ⊗ | Install GAF Architectural Shingles (25yr warranty) Color: | | |
| ⊗ | Job includes materials + labor, disposal | | |
| ⊗ | Fully licensed + insured | | |
| ⊗ | You have the right to rescind offer within (3) days of signing | | |
| ⊗ | A Mechanics Lien may be exercised (chapter 28 of Title 34) in the event of unpaid balance. | | |
| ⊗ | In the event of rotten wood: 1/2" CPX Fir Plywood - \$75.00 per sheet. Planit 2x8x16 @ 60.00 ea. | | |

Total Package Price \$19,000.⁰⁰
 Deposit —
 Balance —

Proposed:
 Accepted:

Explore Colors



ROYAL SOVEREIGN®

Nickel Gray

SEE ALL COLORS

+

Showing colors available in 02908

CHANGE >

