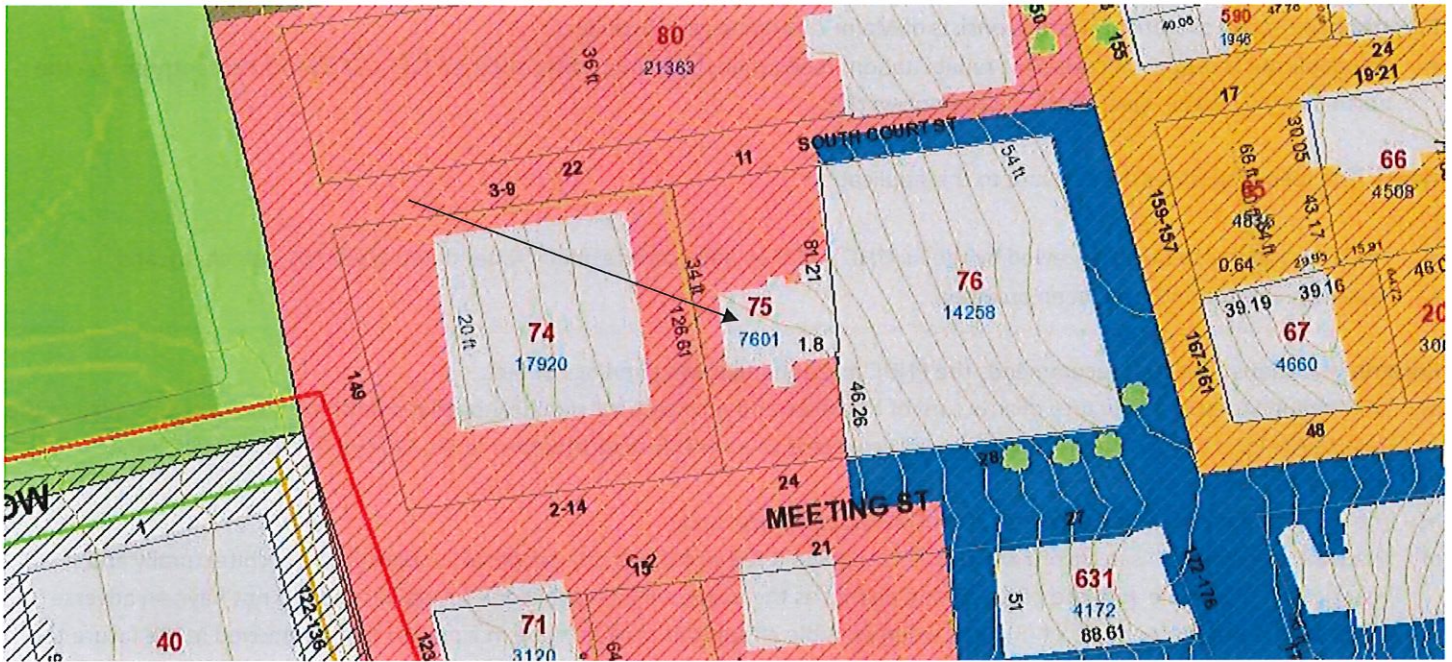
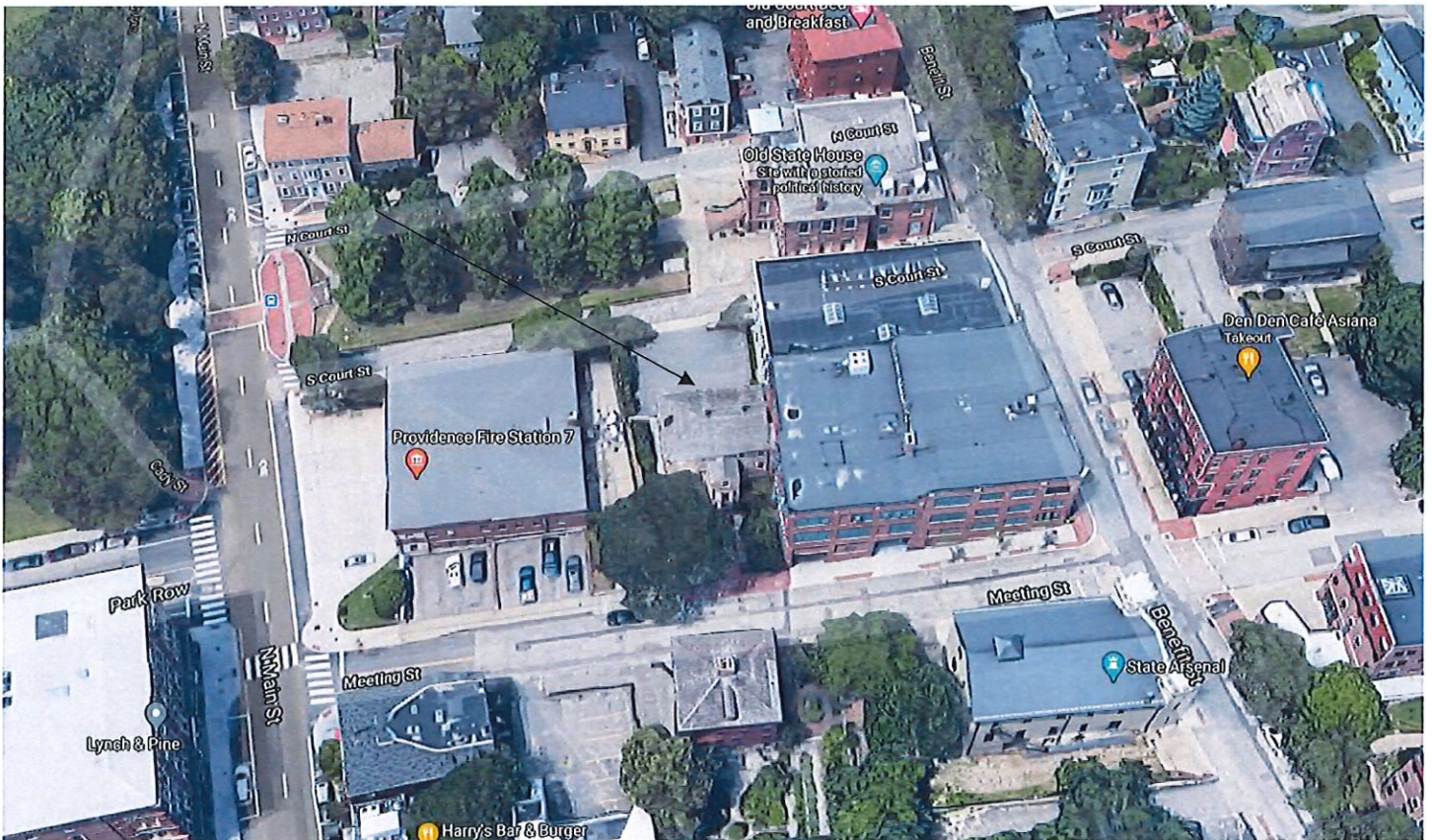


4. CASE 20.149, 24 MEETING STREET, Old Brick School House, 1767 (COLLEGE HILL)

Colonial; 2 ½ stories; hip roof; brick; five-bay facade; center bay projects containing pedimented doorway flanked by pilasters.  
CONTRIBUTING



Arrow indicates 5 Cooke Street.



Arrow indicates project location, looking north.

**Applicant:** Brent Runyon, Executive Director, Providence Preservation Society, 24 Meeting Street, Providence, RI 02903

**Owner:** Providence Preservation Society, 24 Meeting Street, Providence, RI 02903

**Architect:** Jonathan Bell. AIA, DUAL, 426 Washington Street, Providence, RI 02903

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

- The applicant is requesting selective rehabilitation, renovation, and a two-story addition (12' x 17.75', 213 sf footprint) on the north (rear) elevation (see attached scope-of-work).

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

- 
- The proposal is also being reviewed by the RIHPHC and they have comment in a letter dated 10/29/20 (attached); and,
- Drawings, photos and have been provided.

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

- a) 24 Meeting Street is a structure of structure of historical and architectural significance that contributes to the significance of the College Hill local historic district having been recognized as a contributing structure to the College Hill National Historic Landmarks District;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standards 8 & 9 as follows: the proposal as submitted is architecturally and historically compatible with the property and district as the proposed alterations are reversible and will not have an adverse effect on the property or district (8); and, when possible alterations shall be done in a matter that if removed in the future the essential form and integrity of the structure and the site would remain unimpaired (9).

**Staff recommends a motion be made stating that:** The application is considered incomplete. 24 Meeting Street is a structure of structure of historical and architectural significance that contributes to the significance of the College Hill local historic district having been recognized as a contributing structure to the College Hill National Historic Landmarks District. The Commission grants Final Approval of the proposal as submitted, as the proposed alterations are architecturally and historically compatible with the property and district, are reversible and will not have an adverse effect on the property or district (Standard 8), and when possible alterations shall be done in a matter that if removed in the future the essential form and integrity of the structure and the site would remain unimpaired (9), citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

Application to the Providence Historic District Commission

December 1, 2020

Providence Preservation Society

Subject Property: 24 Meeting Street

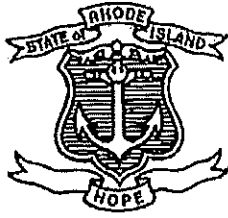
#### Scope of Work

Providence Preservation Society is proposing selective rehabilitation, renovation, and an addition to the Old Brick School House at 24 Meeting Street. The project will allow better public access, accommodate a growing staff, and address current structural, mechanical and accessibility deficiencies.

The major component of the project is a small (12' x 17.75', 213 sf footprint) two-story addition on the north (rear) elevation. The addition includes a new elevator and a vestibule. A machine room addition from the mid-20th century and a small wood and glass vestibule addition will be removed.

In the interior, a few new partitions will improve public interface and exhibit space, and make more efficient use of staff areas. The two existing restrooms will be altered for accessibility. Existing structural wood beams will be repaired and reinforced, and the mechanical system will be replaced. New electric service will be added to the building as part of the project, and site grading and drainage will be improved in the rear parking lot.

The cedar shake roof will be replaced in kind.



STATE OF RHODE ISLAND  
HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House, 150 Benefit Street, Providence, RI 02903

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

October 29, 2020

Mr. Brent Runyon  
Providence Revolving Fund  
24 Meeting Street  
Providence, RI 02903

Re: CLG review for the Addition to the Providence Preservation Society Headquarters at 24 Meeting St, Providence, RI

Dear Brent,

Thank you for meeting with my staff to share the revised designs for the addition to the Providence Preservation Society Headquarters (The Little Red School House). The new design is on a smaller footprint. The windows on the north elevation have been changed to double hung two-over-two, similar in size to the existing windows of the Schoolhouse. A brick type has been selected for the north elevation that picks up on colors that exist on the window trim and bricks of the historic building. A small cornice was added to the top of the brick wall. These thoughtful changes were made in response to our previous review.

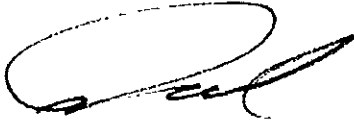
RIHPHC does have a couple of follow up questions and comments.

1. The blank windows on the north elevation of the new addition should uniformly recessed in a vertical plane, as in the blank windows of the WhatCheer garage.
2. The wood siding and trim around the windows on the west elevation appear to be unpainted. Can these be painted to match the brick color of the new addition? This would help to tie the rain screen back to the building behind. The windows on the north elevation should also match the color of the Schoolhouse trim paint color.
3. The foundation seems very high. Is there a reason this can't be dropped down?
4. The screening used to disguise the trash and mechanicals looks also to be unpainted and a new and different element from what exists. Would it be possible to use the railing that exists or use a new design for both the screen and the stair that match?

5. You mentioned at the meeting that the mechanicals may be able to be dropped down which would eliminate the need for the higher screen. Has there been any progress there?

We are happy to discuss any of the above comments with you. Please feel free to contact us with any questions.

Yours Truly,

A handwritten signature in black ink, appearing to read 'J. Paul Loether', written in a cursive style.

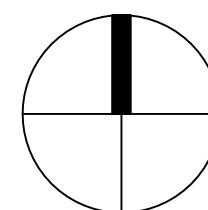
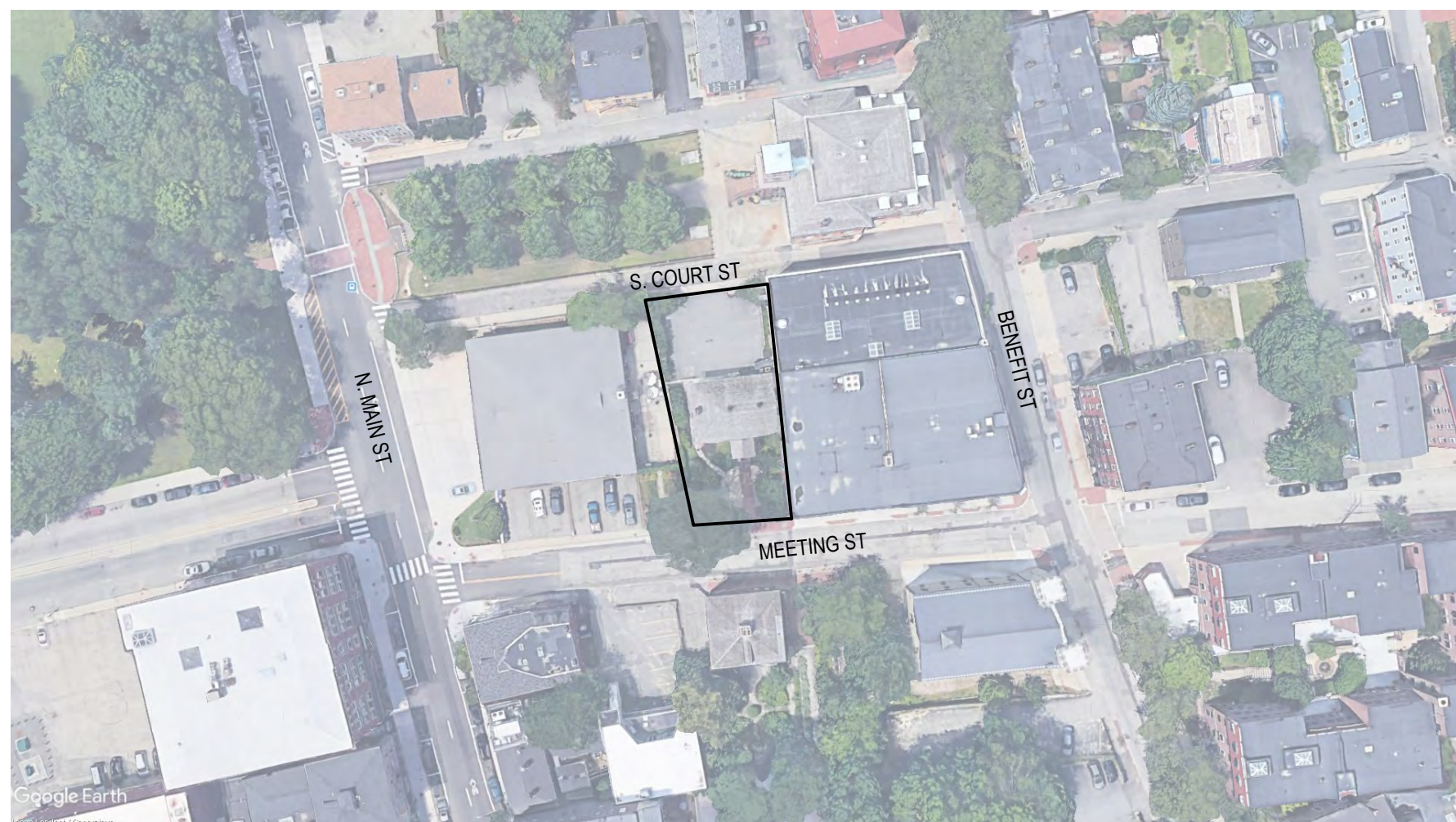
J. Paul Loether  
Executive Director and State Historic Preservation Officer

# ADDITION AND INTERIOR RENOVATION FOR THE OLD BRICK SCHOOL HOUSE

PROVIDENCE PRESERVATION SOCIETY  
24 MEETING STREET  
PROVIDENCE RI 02903



## PROJECT LOCATION:



## SCOPE OF WORK

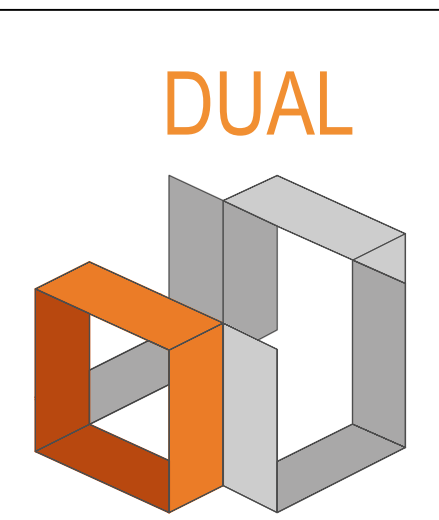
Providence Preservation Society is proposing selective rehabilitation, renovation, and an addition to the Old Brick School House at 24 Meeting Street. The project will allow better public access, accommodate a growing staff, and address current structural, mechanical and accessibility deficiencies.

The major component of the project is a small (12' x 17.75', 213 sf footprint) two-story addition on the north (rear) elevation. The addition includes a new elevator and a vestibule. A machine room addition from the mid-20th century and a small wood and glass vestibule addition will be removed.

In the interior, a few new partitions will improve public interface and exhibit space, and make more efficient use of staff areas. The two existing restrooms will be altered for accessibility. Existing structural wood beams will be repaired and reinforced, and the mechanical system will be replaced. New electric service will be added to the building as part of the project, and site grading and drainage will be improved in the rear parking lot.

## DRAWING LIST:

- |       |                                |
|-------|--------------------------------|
| G001  | COVER SHEET                    |
| G002  | XC PHOTOS                      |
| G003  | KEYNOTES                       |
| G004  | SITE PLAN                      |
|       |                                |
| AD101 | DEMOLITION - FIRST FLOOR PLAN  |
| AD102 | DEMOLITION - SECOND FLOOR PLAN |
| AD201 | DEMOLITION - NORTH ELEVATION   |
|       |                                |
| A101  | FIRST FLOOR PLAN               |
| A102  | SECOND FLOOR PLAN              |
| A103  | ROOF PLAN                      |
|       |                                |
| A201  | SOUTH ELEVATION                |
| A202  | WEST ELEVATION                 |
| A203  | NORTH ELEVATION                |
| A204  | EAST ELEVATION                 |
| A301  | SECTION                        |
| A302  | SECTION                        |
| A303  | DETAIL SECTION                 |



DUAL LLC  
426 Washington St Providence, RI 02903  
info@thedualstudio.com  
401.830.0835 voice/text

## PROJECT INFORMATION:

- |  |   |
|--|---|
| OWNER:                                       | PROVIDENCE PRESERVATION SOCIETY<br>24 Meeting Street<br>Providence RI 02903               |
| ARCHITECT:                                   | DUAL LLC<br>426 Washington Street<br>Providence RI 02903                                  |
| STRUCTURAL ENGINEER:                         | ODEH ENGINEERS, INC.<br>1223 Mineral Spring Avenue<br>North Providence RI 02904           |
| MECHANICAL, ELECTRICAL & PLUMBING ENGINEERS: | GARCIA, GALUSKA & DESOUZA, INC.<br>375 Faunce Corner Road, Suite D<br>Dartmouth, MA 02747 |

ISSUED FOR:	
PHDC REVIEW	11/30/20

Providence Preservation Society  
Old Brick Schoolhouse  
24 Meeting Street Providence RI 02903

COVER SHEET

**G001**



① NW



② N



③ AREA OF WORK



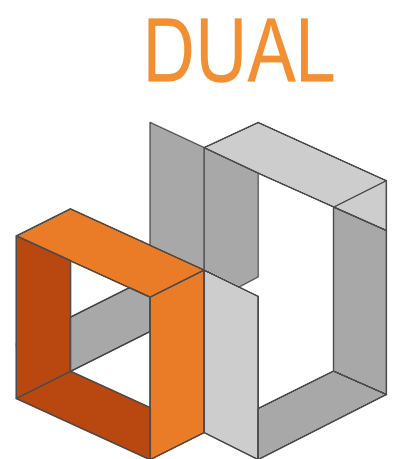
④ W



⑤ S

KEY TO PHOTOGRAPHS

- 1 Existing conditions: view from northwest
- 2 Existing conditions: view from north
- 3 Existing conditions: view showing area of addition
- 4 Existing conditions: detail view showing west elevation
- 5 Existing conditions: view from south



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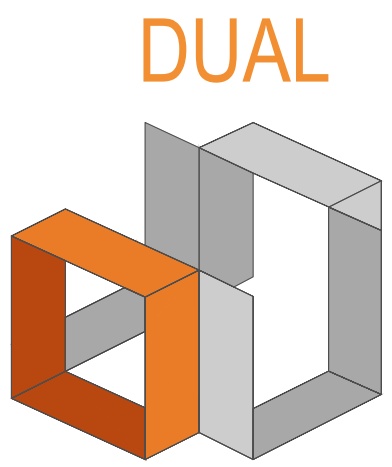
Providence Preservation Society  
 Old Brick Schoolhouse  
 24 Meeting Street Providence RI 02903

EXISTING PHOTOGRAPHS

G002

**KEYNOTE LEGEND**

DIVISION 01	01 00 00	GENERAL	DIVISION 09	09 00 00	FINISHES
	01 23 00	ALTERNATES		09 01 00	MAINTENANCE OF FINISHES
DIVISION 02	02 00 00	EXISTING CONDITIONS		09 21 16	GYPSUM BOARD ASSEMBLIES
	02 41 00	DEMOLITION		09 22 00	SUPPORTS FOR PLASTER AND GYPSUM BOARD
	02 41 13	SELECTIVE SITE DEMOLITION		09 26 00	VENEER PLASTERING
	02 41 19	SELECTIVE DEMOLITION		09 28 00	BACKING BOARDS AND UNDERLAYMENTS
	02 42 00	REMOVAL AND SALVAGE OF CONSTRUCTION MATERIALS		09 30 00	TILING
DIVISION 03	03 00 00	CONCRETE		09 64 00	WOOD FLOORING
	03 20 00	CONCRETE REINFORCING		09 65 00	RESILIENT FLOORING
	03 30 00	CAST-IN-PLACE CONCRETE		09 68 00	CARPETING
DIVISION 04	04 00 00	MASONRY		09 72 00	WALL COVERINGS
	04 01 00	MAINTENANCE OF MASONRY		09 81 00	ACOUSTIC INSULATION
	04 05 11	MASONRY MORTARING AND GROUTING		09 83 00	ACOUSTIC FINISHES
	04 20 00	UNIT MASONRY	DIVISION 10	09 84 00	ACOUSTIC ROOM COMPONENTS
	04 21 29	TERRA COTTA CLADDING		09 90 00	PAINTING & COATING
DIVISION 05	05 00 00	METALS		10 00 00	SPECIALTIES
	05 12 00	STRUCTURAL STEEL FRAMING		10 14 00	SIGNAGE
	05 30 00	METAL DECKING		10 28 00	TOILET, BATH AND LAUNDRY ACCESSORIES
	05 40 00	COLD-FORMED METAL FRAMING		10 41 00	EMERGENCY ACCESS AND INFORMATION CABINETS (KNOX BOXES, ETC.)
	05 50 00	METAL FABRICATIONS		10 43 00	EMERGENCY AID SPECIALTIES
	05 53 00	METAL GRATINGS		10 44 00	FIRE PROTECTION SPECIALTIES (FIRE EXTINGUISHERS, CABINETS, ETC.)
DIVISION 06	06 00 00	WOOD, PLASTICS AND COMPOSITES	DIVISION 11	10 80 00	OTHER SPECIALTIES
	06 05 60	PLASTIC LAMINATES		11 00 00	EQUIPMENT
	06 10 00	ROUGH CARPENTRY		11 32 00	UNIT KITCHENS
	06 11 00	WOOD FRAMING		11 52 00	AUDIO-VISUAL EQUIPMENT
	06 16 00	SHEATHING	DIVISION 12	11 90 00	OTHER EQUIPMENT
	06 17 00	ENGINEERED LUMBER		12 00 00	FURNISHINGS
	06 41 00	ARCHITECTURAL WOODWORK		12 20 00	WINDOW TREATMENTS
	06 42 00	WOOD PANELING		12 30 00	CASEWORK
	06 43 00	WOOD STAIRS AND RAILINGS		12 36 00	COUNTERTOPS
	06 46 00	WOOD TRIM		12 40 00	FURNISHINGS AND ACCESSORIES
	06 49 00	WOOD SCREENS AND SHUTTERS		12 48 13	ENTRANCE FLOOR MATS & FRAMES
	06 60 00	PLASTIC FABRICATIONS		12 50 00	FURNITURE
DIVISION 07	07 00 00	THERMAL AND MOISTURE PROTECTION	DIVISION 14	12 62 00	PORTABLE AUDIENCE SEATING
	07 10 00	DAMPPROOFING AND WATERPROOFING		12 90 00	OTHER FURNISHINGS
	07 21 00	THERMAL INSULATION		14 00 00	CONVEYING EQUIPMENT
	07 22 00	ROOF AND DECK INSULATION		14 26 00	LIMITED USE/LIMITED APPLICATION ELEVATORS
	07 25 00	WEATHER BARRIERS	DIVISION 21		FIRE SUPPRESSION
	07 46 00	SIDING	DIVISION 22		PLUMBING
	07 46 23	WOOD SIDING	DIVISION 23		HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)
	07 50 00	MEMBRANE ROOFING	DIVISION 26		ELECTRICAL
	07 60 00	FLASHING AND SHEET METAL	DIVISION 28		ELECTRONIC SAFETY AND SECURITY
	07 80 00	FIRE AND SMOKE PROTECTION	DIVISION 31		EARTHWORK
	07 84 00	FIRESTOPPING	DIVISION 32		EXTERIOR IMPROVEMENTS
	07 90 00	JOINT PROTECTION (SEALANTS AND EXPANSION JOINTS)	DIVISION 33		UTILITIES
DIVISION 08	08 00 00	OPENINGS			
	08 11 00	METAL DOORS AND FRAMES			
	08 14 00	WOOD DOORS			
	08 42 00	ENTRANCES			
	08 43 00	STOREFRONTS			
	08 50 00	WINDOWS			
	08 52 00	WOOD WINDOWS			
	08 70 00	HARDWARE			
	08 81 00	GLASS GLAZING			
	08 83 00	MIRRORS			
	08 90 00	LOUVERS AND VENTS			



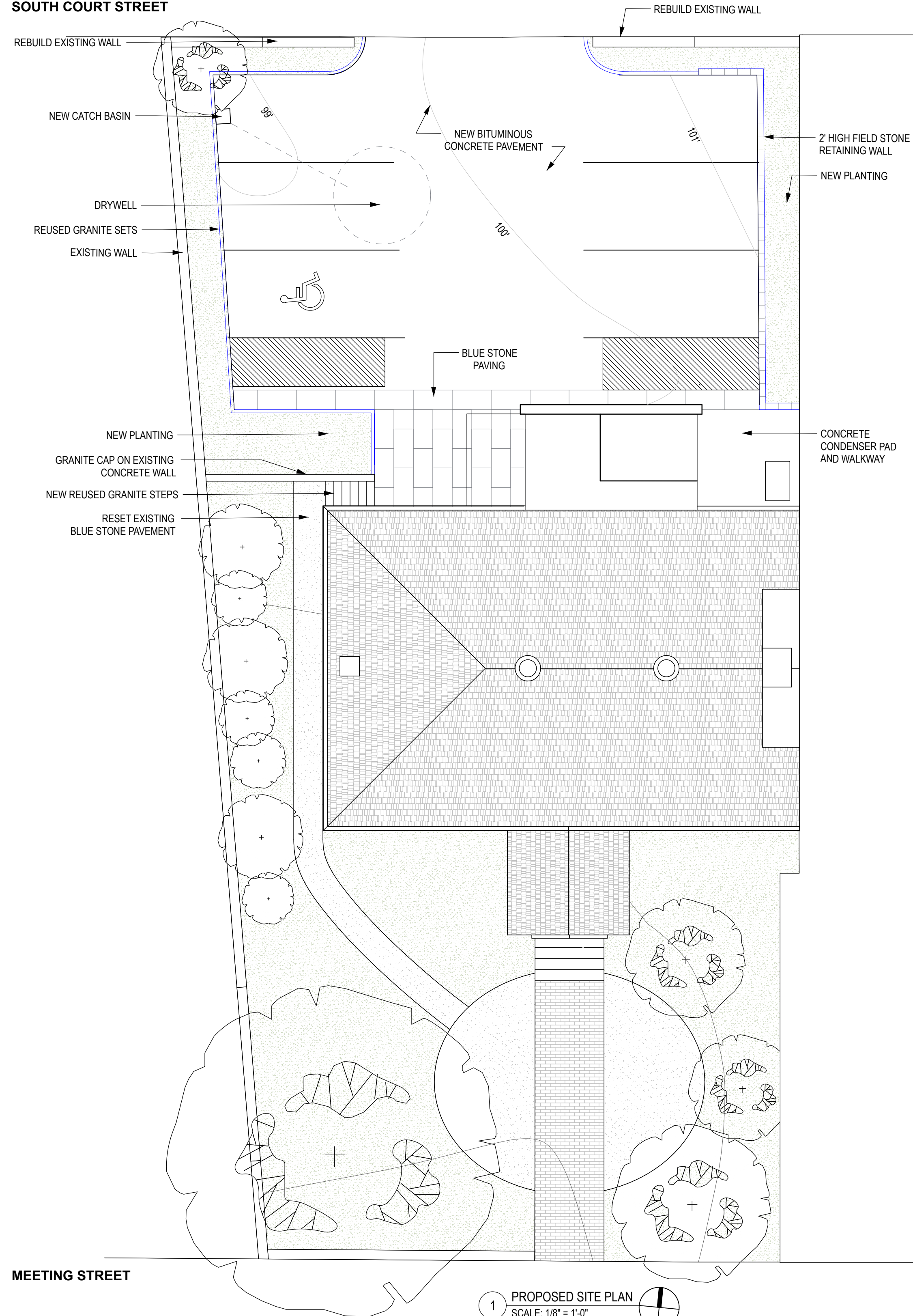
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PHDC REVIEW	11/30/20
Providence Preservation Society Old Brick Schoolhouse 24 Meeting Street Providence RI 02903	
KEYNOTES	
G003	



**SOUTH COURT STREET**



**MEETING STREET**

1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



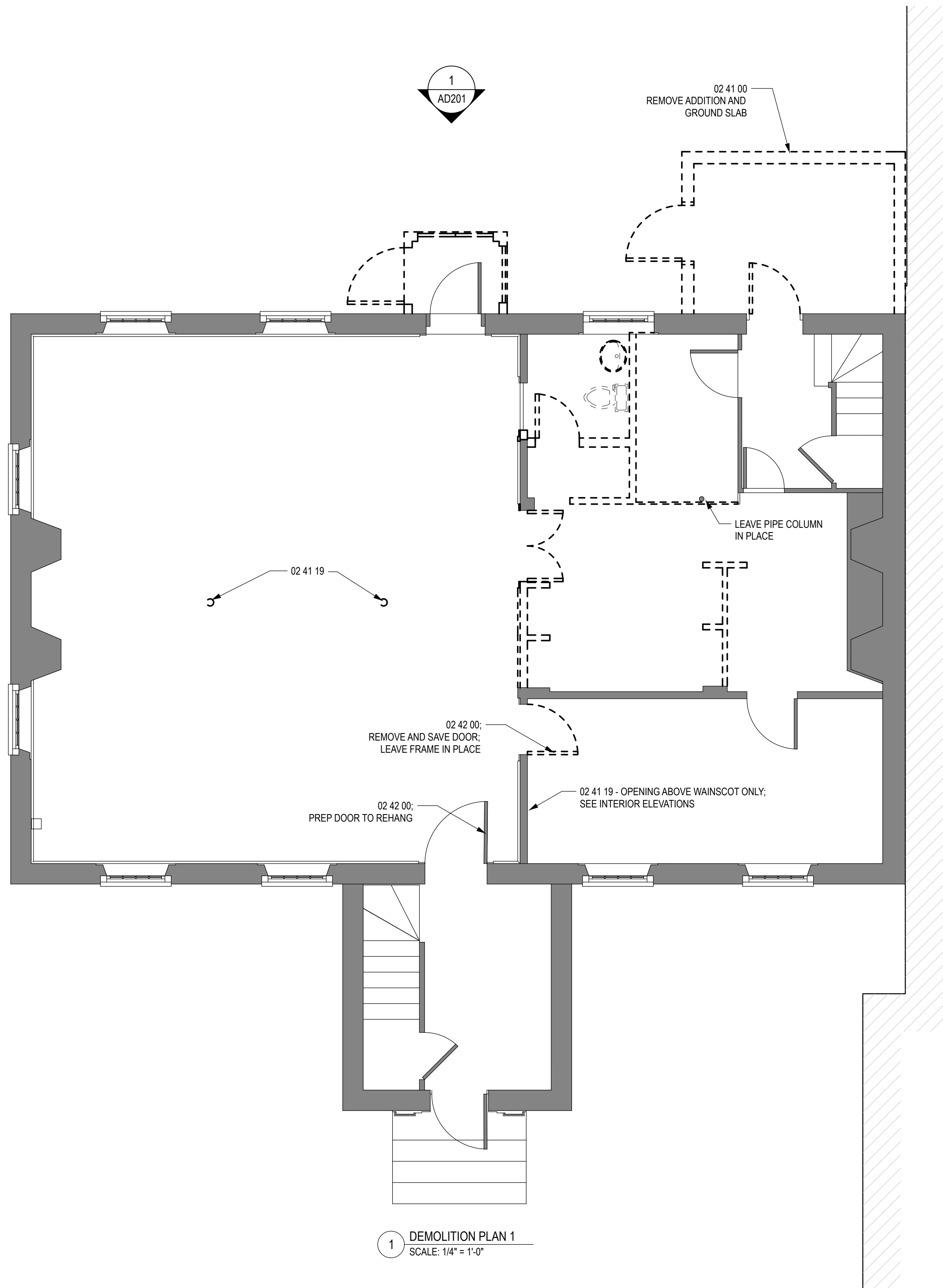
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SITE PLAN

**G004**



1 DEMOLITION PLAN 1  
SCALE: 1/4" = 1'-0"



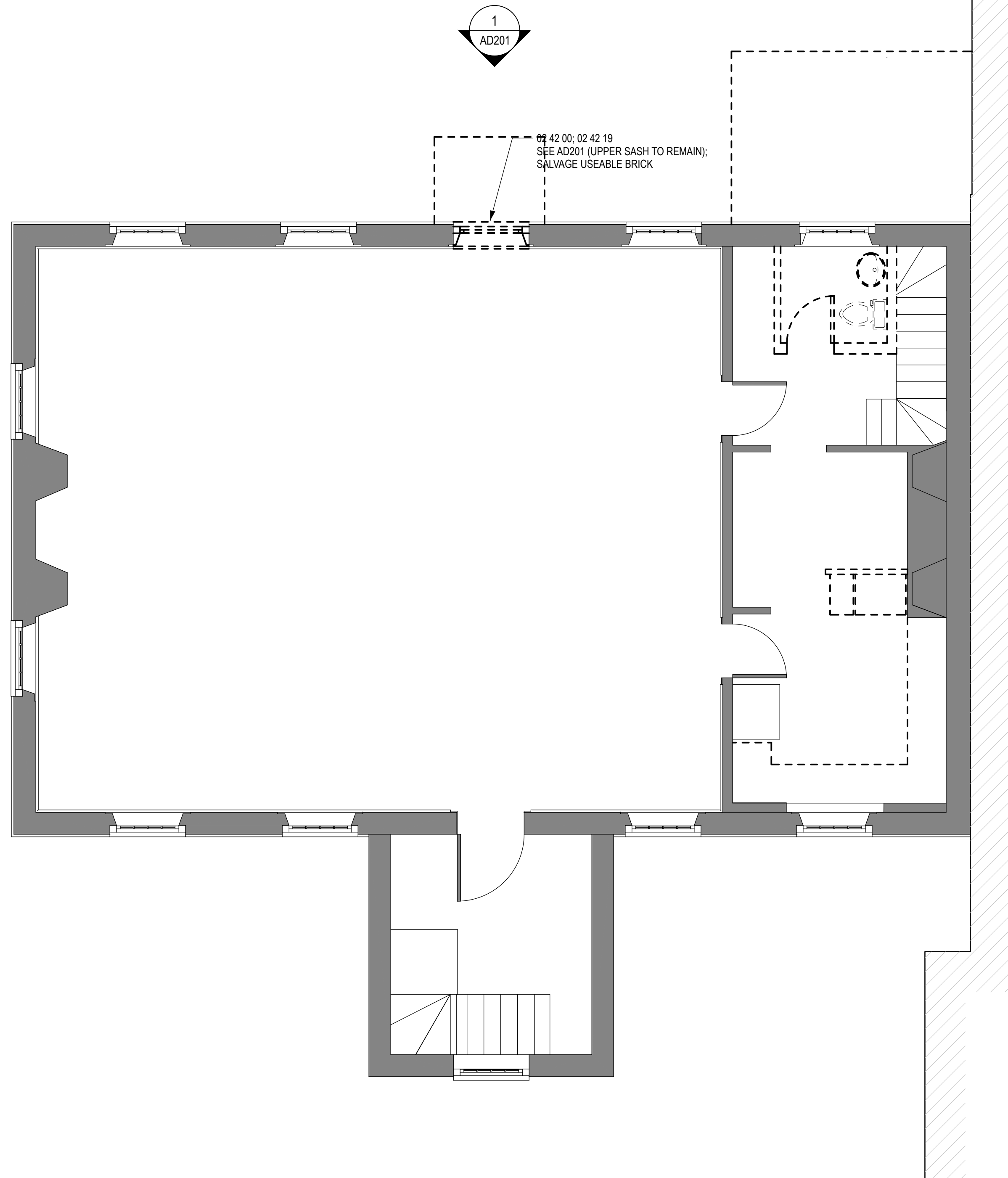
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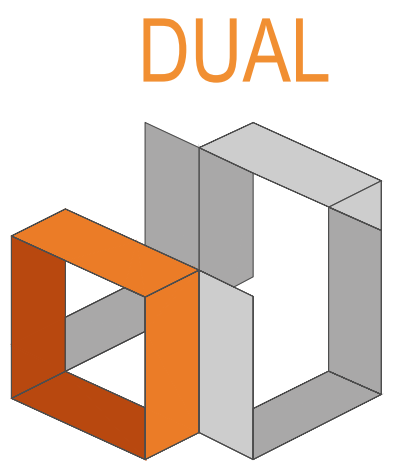
Providence Preservation Society  
Old Brick Schoolhouse  
24 Meeting Street Providence RI 02903

DEMO PLAN  
FIRST FLOOR

AD101



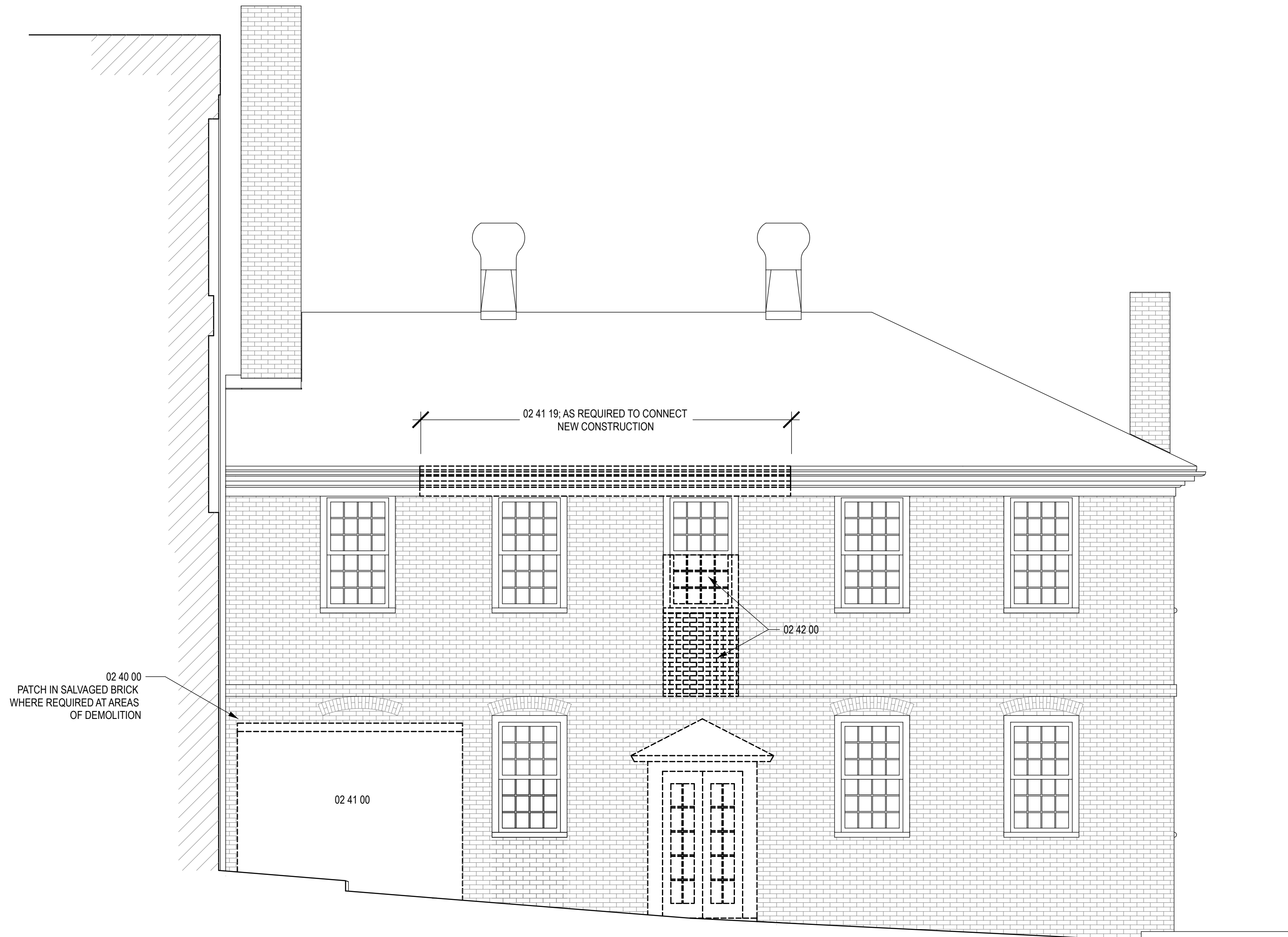
1 DEMOLITION PLAN 2  
SCALE: 1/4" = 1'-0"



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DEMO PLAN SECOND FLOOR	
<b>AD102</b>	



1 DEMOLITION ELEVATION: NORTH  
SCALE: 1/4" = 1'-0"



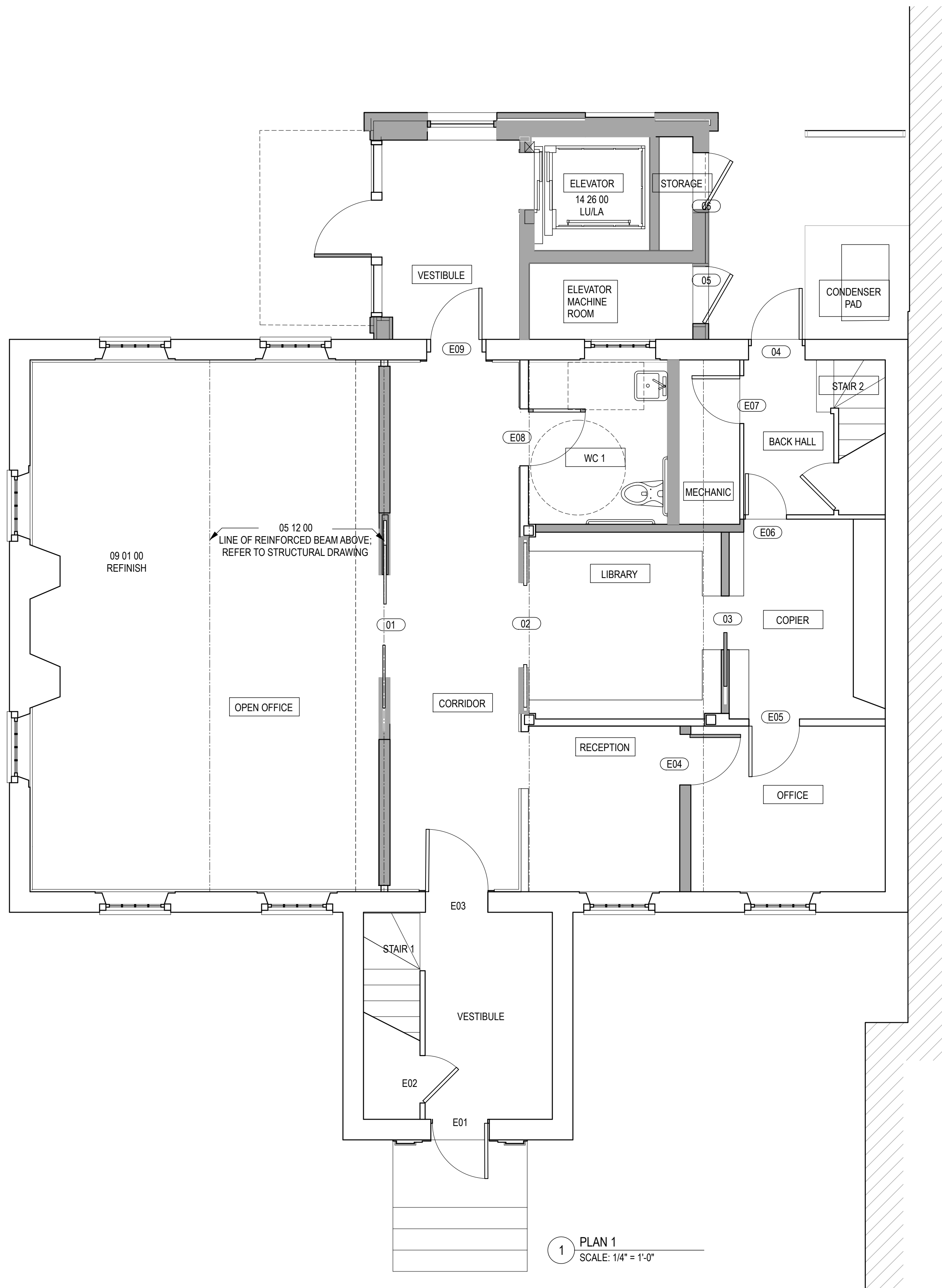
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24 Meeting Street Providence RI 02903

DEMO  
NORTH ELEVATION

AD201



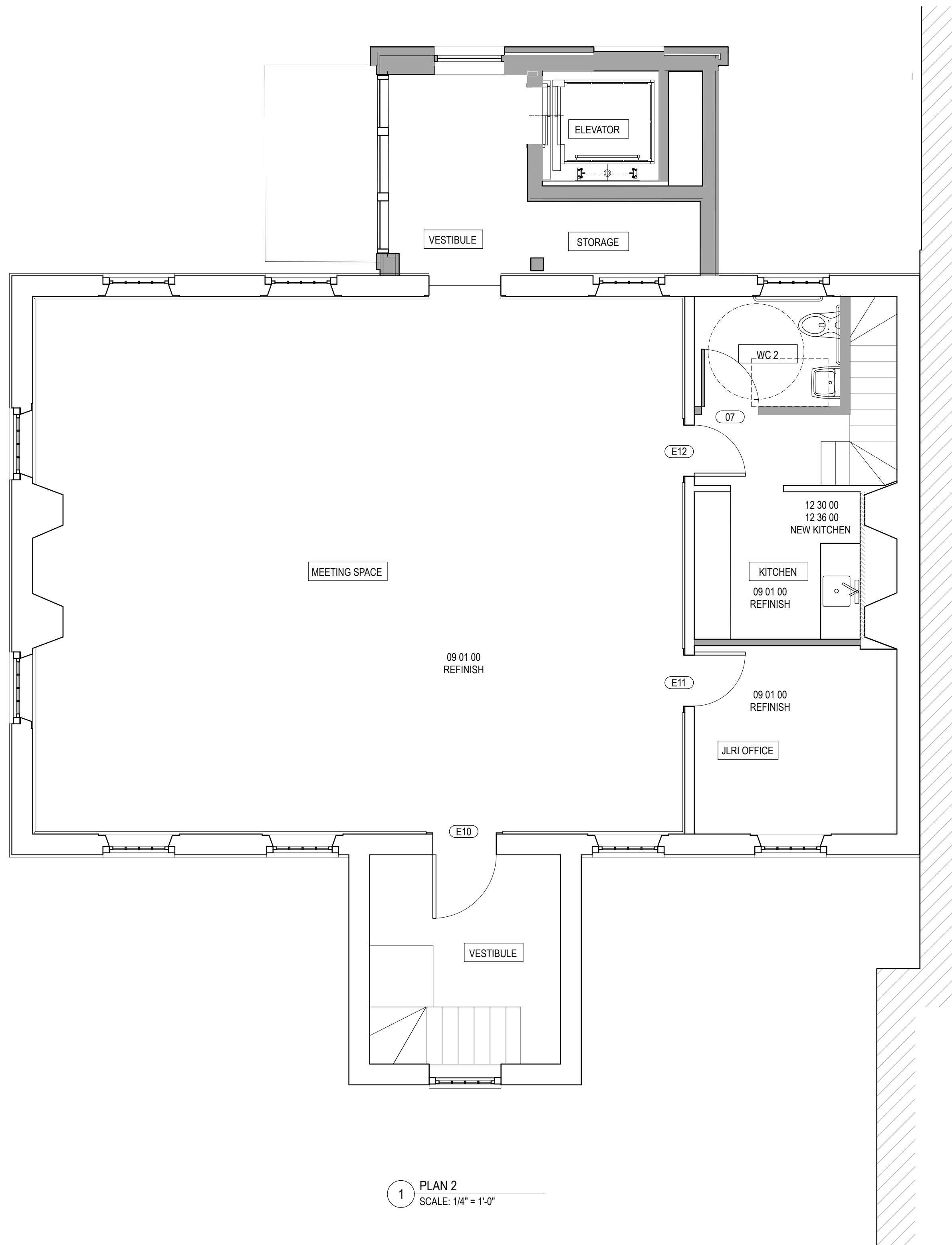
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Old Brick Schoolhouse  
24 Meeting Street Providence RI 02903

FIRST FLOOR PLAN

A101



1 PLAN 2  
SCALE: 1/4" = 1'-0"



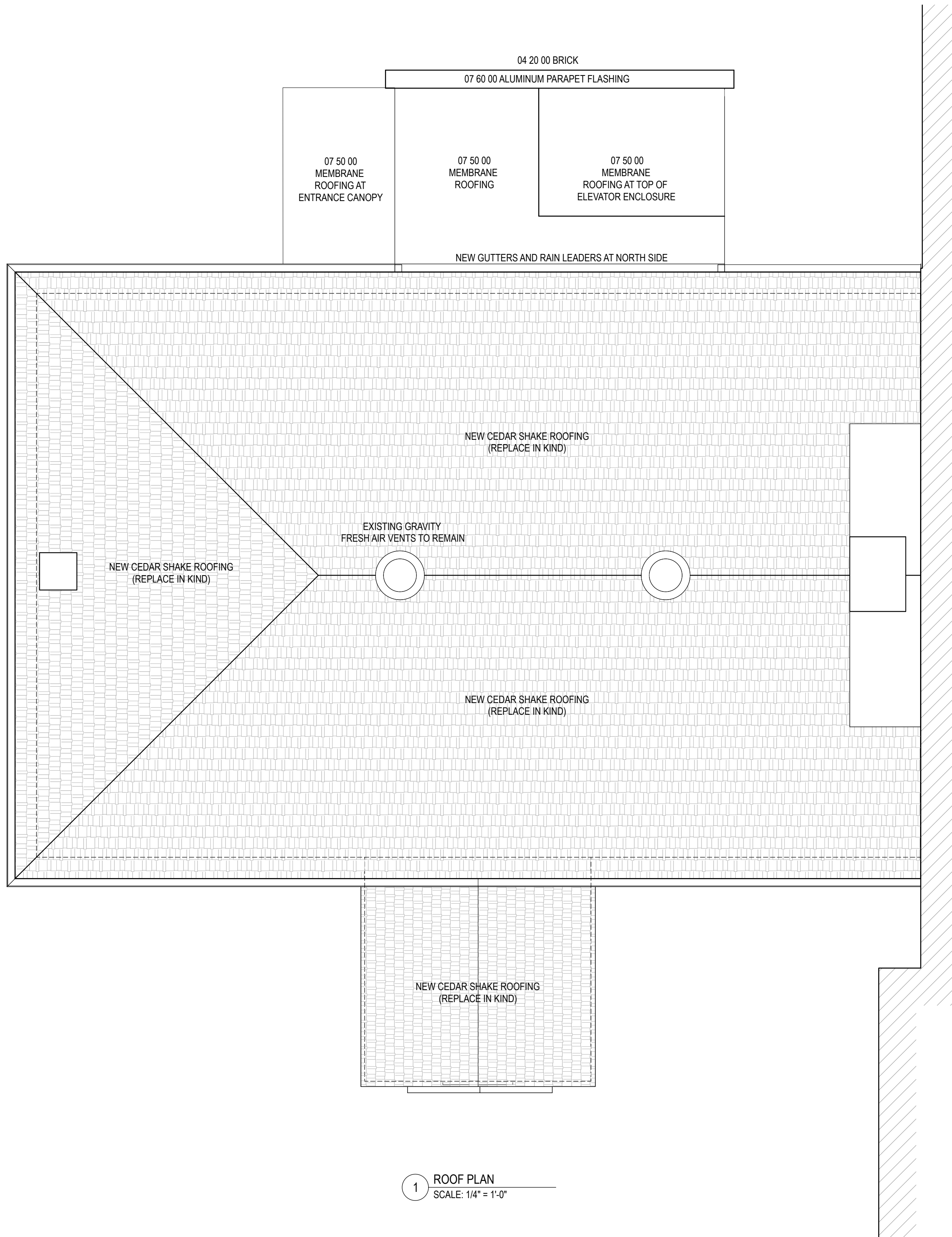
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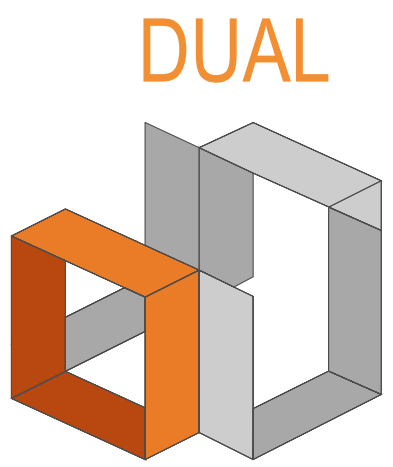
Providence Preservation Society  
Old Brick Schoolhouse  
24 Meeting Street Providence RI 02903

SECOND FLOOR PLAN

A102



1 ROOF PLAN  
SCALE: 1/4" = 1'-0"



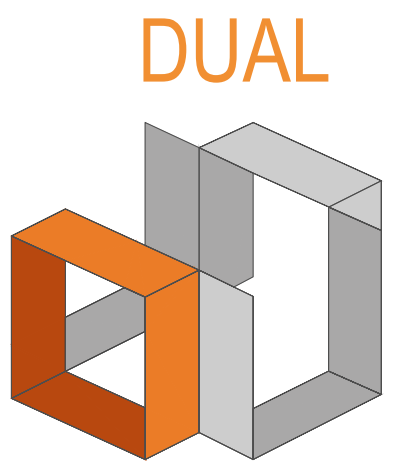
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Providence Preservation Society Old Brick Schoolhouse 24 Meeting Street Providence RI 02903	
ROOF PLAN	
A103	



1 ELEVATION: SOUTH  
SCALE: 1/4" = 1'-0"



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Providence Preservation Society Old Brick Schoolhouse 24 Meeting Street Providence RI 02903	
SOUTH ELEVATION	
A201	





(AT ROOF EDGE):  
METAL FLASHING  
PAINTED WOOD FASCIA  
SEE DETAIL SECTION A303  
FOR PARAPET CONSTRUCTION

04 20 00.01 BRICK  
GLEN GERY "OYSTER GREY"  
EXTRUDED FACE BRICK, SMOOTH

07 46 23 PAINTED WOOD  
SHIPLAP SIDING

(AT CANOPY):  
METAL FLASHING  
CEDAR FASCIA  
PAINTED WOOD SHIPLAP CEILING

**NEW WINDOW NOTES**

NEW WINDOWS TO BE PELLA "ARCHITECT SERIES" CONTEMPORARY CLAD WOOD WINDOWS. PAINTED PINE INTERIOR.

GLASS UNITS: INTERIOR GLAZED 1" INSULATED GLASS, WITH SIMULATED DIVIDED LIGHTS AS SHOWN ON NORTH-FACING UNITS.

① R.O. 3'-4"W X 6'-0"H (WITH BUILT-UP SILL). FIXED SASH WITH DIVIDED LIGHTS AS SHOWN

② R.O. 9'-4"W X 8'-5"H (ASSEMBLY FROM SILL, N/I DOOR). (5) FIXED SASH GLASS UNITS, (1) DOOR, ALL TEMPERED GLASS. FACTORY MULL.  
STOREFRONT DOOR: 3'-0"W X 7'-0"H

③ R.O. 3'-4"W X 6'-0"H (WITH BUILT-UP SILL). FIXED SASH WITH DIVIDED LIGHTS AS SHOWN

④ R.O. 9'-4"W X 8'-5"H (ASSEMBLY) FIXED SASH. FACTORY MULL

① ELEVATION: WEST  
SCALE: 1/4" = 1'-0"



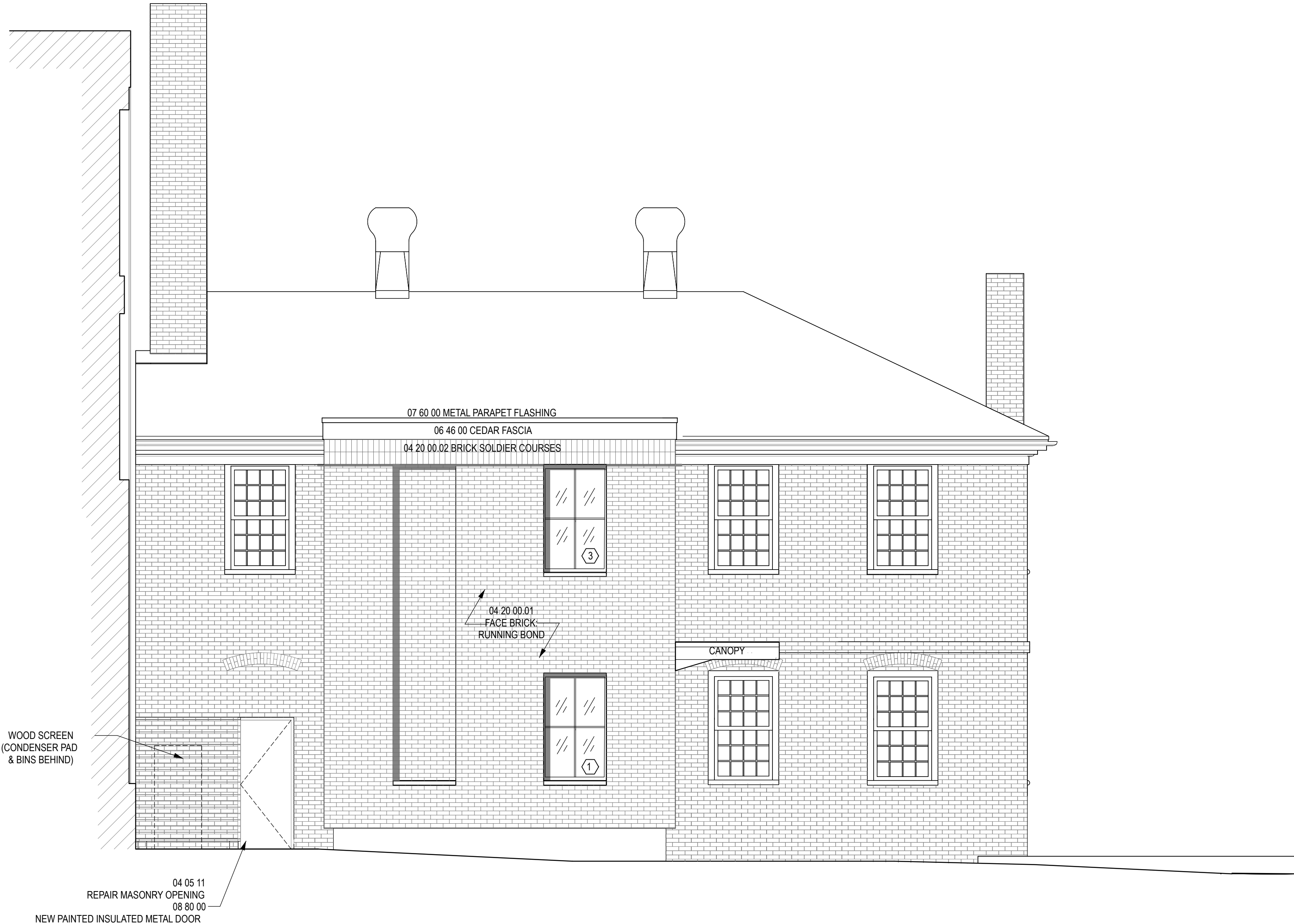
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PHDC REVIEW	11/30/20

Providence Preservation Society  
Old Brick Schoolhouse  
24 Meeting Street Providence RI 02903

WEST ELEVATION

A202



**NEW WINDOW NOTES**

NEW WINDOWS TO BE PELLA "ARCHITECT SERIES" CONTEMPORARY CLAD WOOD WINDOWS. PAINTED PINE INTERIOR.

GLASS UNITS: INTERIOR GLAZED 1" INSULATED GLASS, WITH SIMULATED DIVIDED LIGHTS AS SHOWN ON NORTH-FACING UNITS.

① R.O. 3'-4"W X 6'-0"H (WITH BUILT-UP SILL). FIXED SASH WITH DIVIDED LIGHTS AS SHOWN

② R.O. 9'-4"W X 8'-5"H (ASSEMBLY FROM SILL, N/I DOOR). (5) FIXED SASH GLASS UNITS, (1) DOOR, ALL TEMPERED GLASS. FACTORY MULL.  
STOREFRONT DOOR: 3'-0"W X 7'-0"H

③ R.O. 3'-4"W X 6'-0"H (WITH BUILT-UP SILL). FIXED SASH WITH DIVIDED LIGHTS AS SHOWN

④ R.O. 9'-4"W X 8'-5"H (ASSEMBLY) FIXED SASH. FACTORY MULL

1 ELEVATION: NORTH  
SCALE: 1/4" = 1'-0"



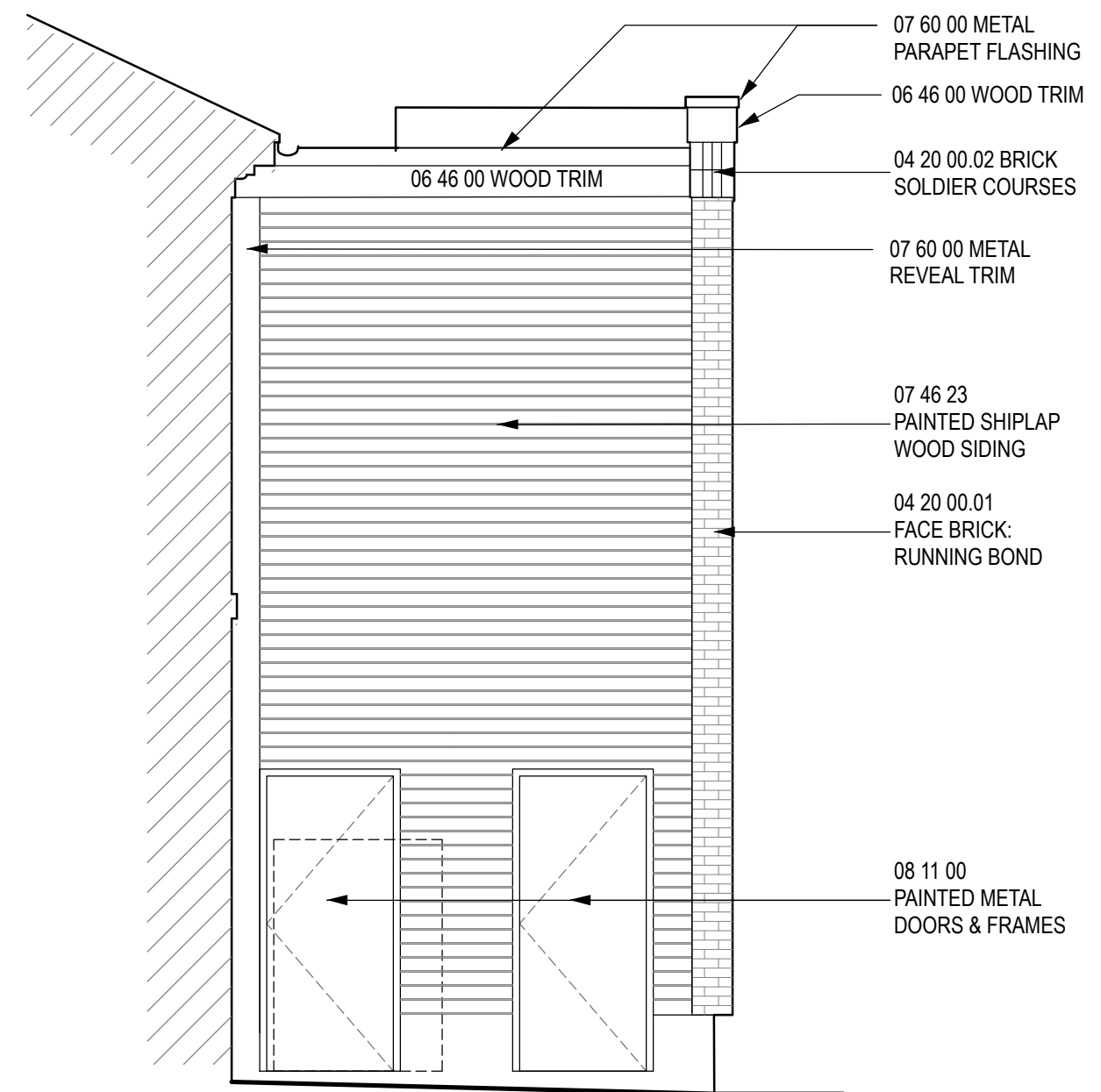
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PHDC REVIEW	11/30/20

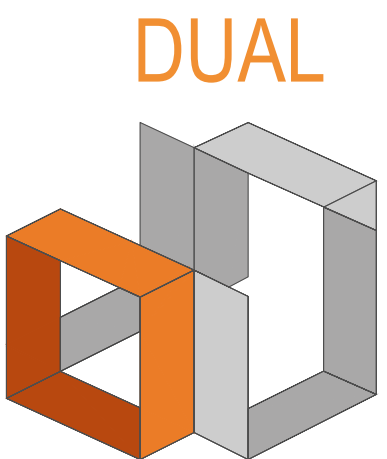
Providence Preservation Society  
Old Brick Schoolhouse  
24 Meeting Street Providence RI 02903

NORTH ELEVATION

A203



1 ELEVATION: EAST  
SCALE: 1/4" = 1'-0"



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24 Meeting Street Providence RI 02903

EAST ELEVATION

A204



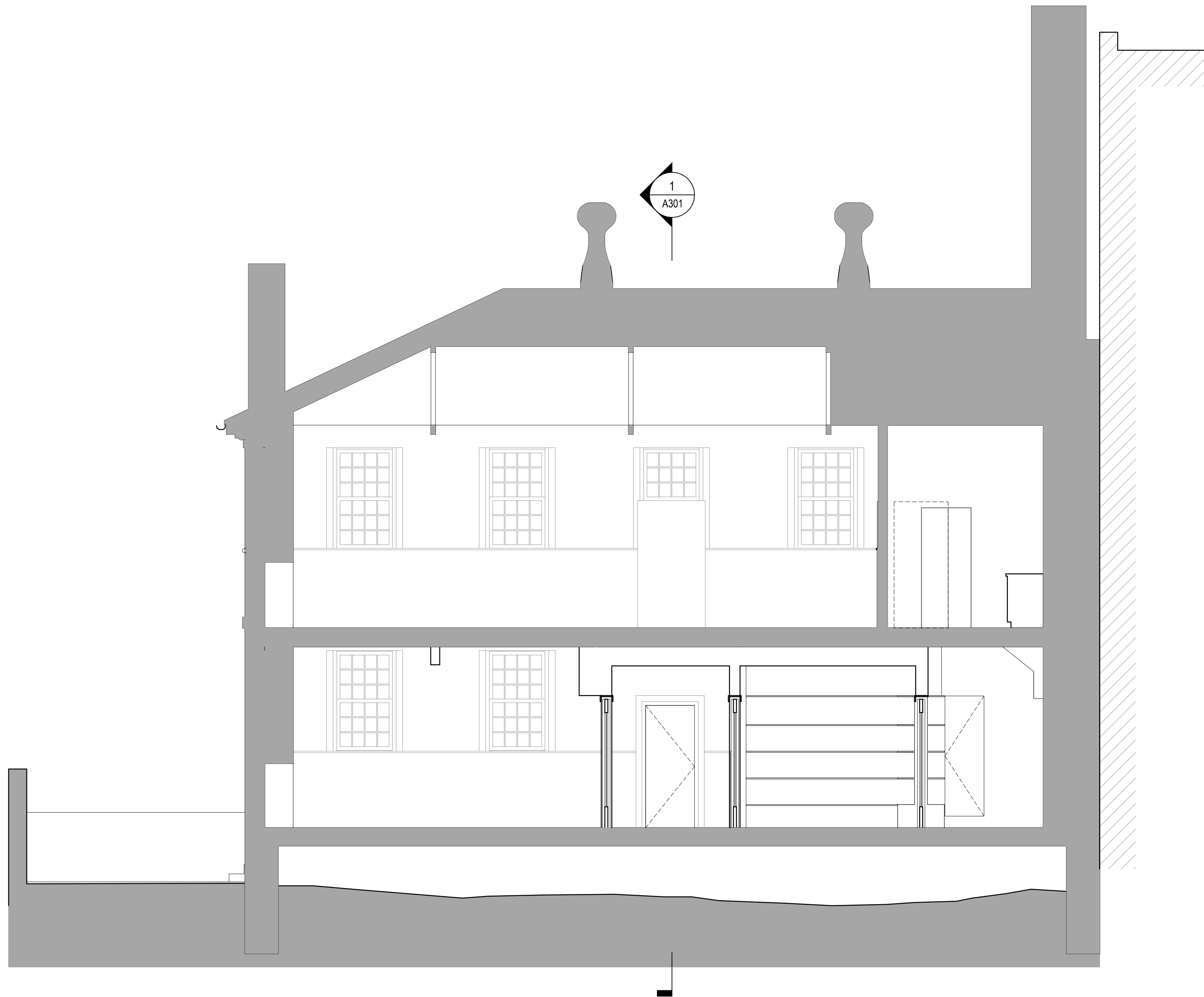
1 SECTION: NORTH-SOUTH FACING WEST  
SCALE: 1/4" = 1'-0"



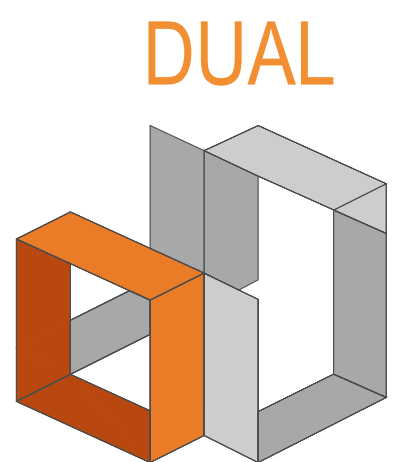
**DUAL**

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SECTION	
A301	



1 SECTION: EAST-WEST FACING NORTH  
SCALE: 1/4" = 1'-0"



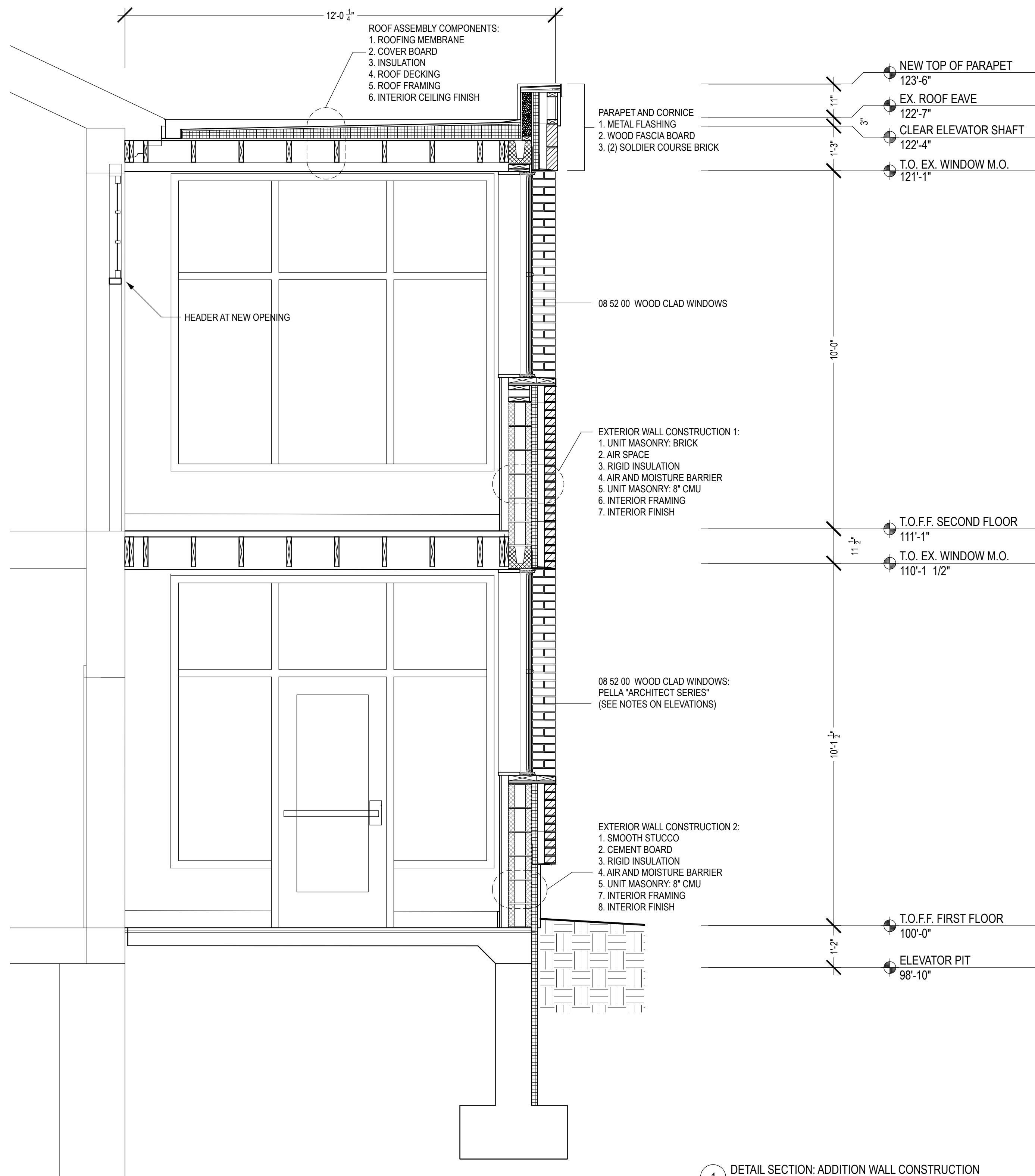
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SECTION

A302



1 DETAIL SECTION: ADDITION WALL CONSTRUCTION  
 SCALE: 1/4" = 1'-0"



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DETAIL SECTION

A303